



Nueva Andalucia, Marbella  
Anamaya 2

bedrooms **5**    bathrooms **4**    built **592** m<sup>2</sup>    terrace **144** m<sup>2</sup>    plot **1.274** m<sup>2</sup>



community -- month    garbage -- year    ibi 962 € year    for sale **5.950.000 €**

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

## Nueva Andalucia, Marbella

# Anamaya 2

Set within a development of 5 brand new luxury villas, Anamaya 2 enjoys an elevated position within the prestigious Golf Valley of Nueva Andalucia, providing scenic mountain and sea views. Designed with a contemporary touch, Anamaya 2 has been impeccably set to face the magnificent panoramic views towards the Mediterranean Sea, all the way to the African coastline.

A seamless flow between exterior and interior areas, set the stage for the quintessential easy-going Mediterranean lifestyle. Surrounded by luscious tropical gardens, the large infinity swimming pool receives all the spotlight, giving the home an oasis feeling. The design principle for this contemporary estate is being at one with nature, complementing the needs of the changing seasons while making the most of Marbella's micro-climate. Every angle of the living/bedrooms areas have been thoughtfully designed to maximise its views, over the landscaped grounds towards La Concha and the Mediterranean sea.

The villa has been distributed between 3 levels, all throughout you can find stylish design features, bright open plan rooms and a kitchen with the highest quality appliances. The first floor consists entirely of the lavish master suite, with a noble walk-in closet and complete en-suite bathroom; the remaining 3 bedroom suites are found on the ground floor.

The basement level is an entertainers delight, hosting a TV lounge and snooker area, an indoor heated pool, sauna and a fully equipped gym which can easily be converted into an extra bedroom if necessary. A car charger has been integrated in the garage.

Reference	388836	Beds	5	Built m <sup>2</sup>	592
Type	Villa	Baths	4	Interior m <sup>2</sup>	---
Location	Nueva Andalucia, Marbella	En-suite Baths	3	Terrace m <sup>2</sup>	144
		Guest Toilets	1	Plot m <sup>2</sup>	1.274
		Pax	---		
Pool	Private	Community	---	Levels	---
Garden	Private	Garbage	---	Floor	---
Garage	Private	IBI	962 € / year	Orientation	South/East
Parking slots	2	Construct Year	---	EPC	In Progress

For sale

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