



La Cerquilla, Nueva Andalucia  
Villa Adriana

bedrooms **6** bathrooms **6** built  $\frac{m^2}{m^2}$  **1.176** plot  $\frac{m^2}{m^2}$  **2.764**



community **240 €** month garbage -- year ibi **5.136 €** year for sale **15.450.000 €**

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.

## La Cerquilla, Nueva Andalucia

### Villa Adriana

Nestled high above the Mediterranean Sea lies Villa Adriana – a timeless retreat inspired by traditional Ibizan architecture. Located in the prestigious community of La Cerquilla in Nueva Andalucia, with stunning views to several golf courses, La Concha and the sea. The most exclusive neighbourhood in Nueva Andalucia, with spectacular properties all set in a gated community and close to all amenities, Puerto Banus with its 24/7 lifestyle including luxury boutiques, restaurants, nightlife, proximity to the beach and to Marbella. With over 1.000m<sup>2</sup> of built, set on a plot that measures 3.000m<sup>2</sup>, Villa Adriana will boast amenities that cannot be found anywhere else in Marbella. New owners can enjoy an indoor pool with both steam and infrared sauna as well as a jacuzzi, cold pod, gym, bodega, screening room, game room, massage room, relaxation room and a glam-room which includes a hairdresser and make-up station. The main level offers 6 bedrooms and 7 baths, a large gourmet kitchen, dining room, TV room and a spacious living room overlooking the immaculate garden. The beautiful manicured grounds showcase a spacious patio with infinity pool, floating seating group and pool house. Although the property provides unique entertainment areas for residents, guests, kids and families alike, Adriana still provides a deep feeling of relaxation within its own peaceful refuge, a contrast to the world outside, with design and surroundings that provide calm and harmony. Villa Adriana, a millennium of art, architecture and engineering under one roof. An extremely rare property that must be experienced!

Reference	503745	Beds	6	Built m <sup>2</sup>	1.176
Type	Villa	Baths	6	Interior m <sup>2</sup>	---
Location	La Cerquilla, Nueva Andalucia	En-suite Baths	---	Terrace m <sup>2</sup>	---
		Guest Toilets	3	Plot m <sup>2</sup>	2.764
		Pax	---		
Pool	Private	Community	240 € / month	Levels	---
Garden	Private	Garbage	---	Floor	---
Garage	Private	IBI	5.136 € / year	Orientation	South/East
Parking slots	4	Construct Year	---	EPC	In Progress

For sale

**15.450.000 €**

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.







