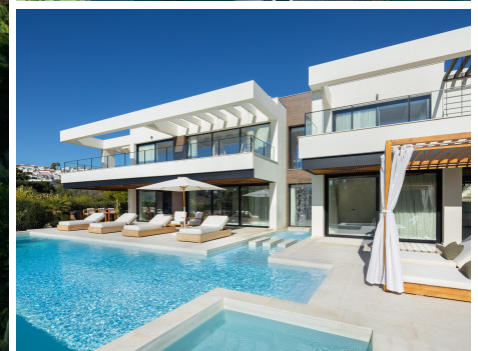




La Cerquilla, Nueva Andalucia  
 Villa Marielle

bedrooms **6**    bathrooms **8**    built  $\frac{m^2}{m^2}$  **680**    terrace  $\frac{m^2}{m^2}$  **301**    plot  $\frac{m^2}{m^2}$  **1.751**



community -- month    garbage 292 € year    ibi 2.900 € year    for sale **6.750.000 €**

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 Marielle

Elegance and modern luxury converge at Villa Marielle, a residence that effortlessly commands attention from every corner. Its unique modern architecture seamlessly marries sophistication and opulence, creating a truly distinctive property. Expansive terraces, strategically positioned, maximise the use of outdoor spaces, offering breathtaking views from every level of the home. The floor-to-ceiling windows not only flood the interiors with natural light but also provide astonishing panoramic vistas of the surrounding landscape.

The outdoor spaces of Villa Marielle are nothing short of a wonder for residents. Immaculately manicured gardens surround the property, ensuring privacy and creating verdant corners adorned with palm trees and olive trees. The terraces cater to alfresco dining and chill-out areas, with a unique pergola housing a sunken chill-out area and fire pit—an ideal setting for entertaining. The private pool, spanning almost the entire width of the property, features an integrated jacuzzi and a shallow end that extends into the interior, accompanied by a captivating waterfall feature. An outdoor kitchenette with a barbecue and dining area further enhances the allure, providing the perfect backdrop for summer nights and entertaining.

The interior of Villa Marielle is equally impressive, with immaculate design evident throughout the seamless open-plan living area featuring high ceilings. The living, dining and kitchen spaces are interconnected, creating a stylish and comfortable environment. The state-of-the-art kitchen, characterised by elegant white cabinets and a stunning island, is equipped with the latest appliances. Each bedroom is a testament to bespoke luxury, with direct terrace access and unique vibes. The master bedroom steals the show with its incredible design, walk-in closet and impressive en-suite bathroom. Beyond the bedrooms, Villa Marielle boasts a wealth of bespoke amenities, including a fully equipped home gym, spa, ...

Reference	440028	Beds	6	Built m <sup>2</sup>	680
Type	Villa	Baths	8	Interior m <sup>2</sup>	---
Location	La Cerquilla, Nueva Andalucia	En-suite Baths	---	Terrace m <sup>2</sup>	301
		Guest Toilets	1	Plot m <sup>2</sup>	1.751
		Pax	---		
Pool	Private	Community	---	Levels	3
Garden	Private	Garbage	292 € / year	Floor	---
Garage	Carport	IBI	2.900 € / year	Orientation	South
Parking slots	2	Construct Year	2020	EPC	In Progress

For sale

**6.750.000 €**

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entertainment room, home cinema and a wine bodega, elevating the living experience to unprecedented levels of comfort and sophistication.







