

# PARCELAS DEL GOLF, NUEVA ANDALUCIA



bedrooms **11**    bathrooms **13**    interior m<sup>2</sup> **1.261**    terrace m<sup>2</sup> **591**    plot m<sup>2</sup> **3.336**

## FRONT LINE GOLF PLOT WITH STUNNING PROJECT & LICENCE INCLUDED

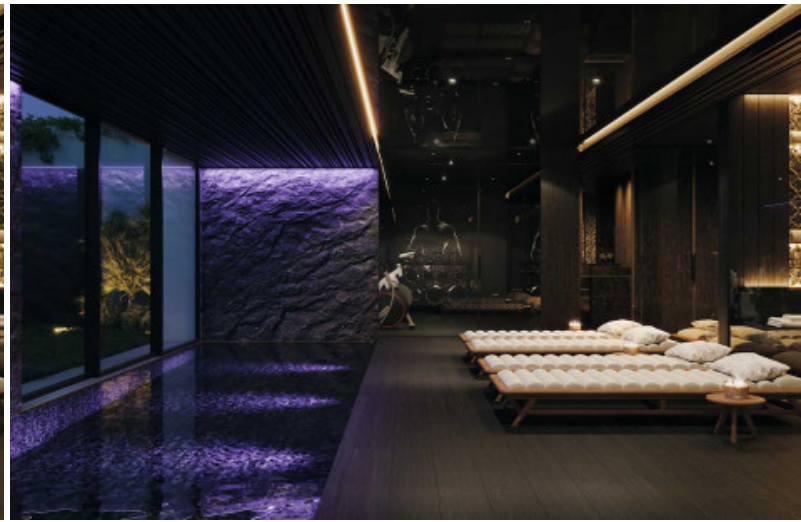
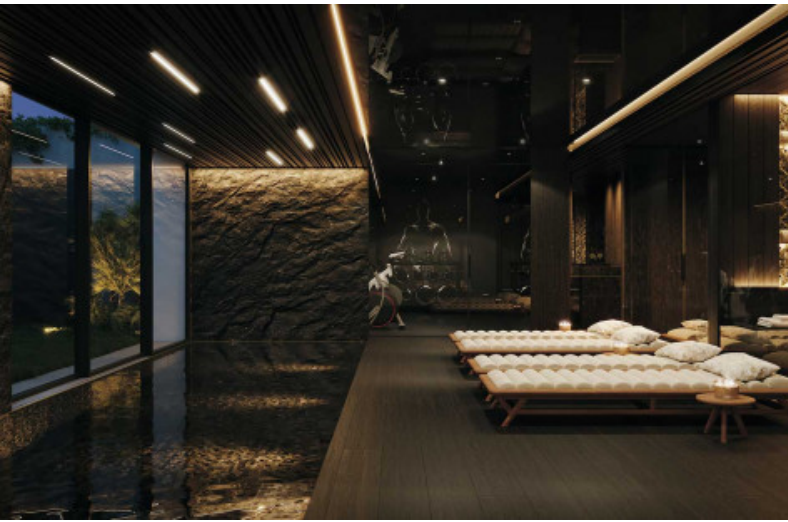
Nestled within the scenic surroundings of Marbella's esteemed golf valley, Paris 35 stands proudly as a pristine frontline golf residence, embodying the essence of contemporary luxury and sophistication envisioned by AMES Arquitectos. With its southeast orientation, the property basks in sunlight throughout the day, showcasing its exceptional features that set it apart as a truly unique dwelling.

Positioned on an expansive frontline golf plot, Paris 35 boasts unparalleled golf vistas from every level of the residence. The generous plot maximizes outdoor spaces, creating a tranquil oasis. A majestic private driveway leads to a carport and a stunning courtyard, featuring an enchanting water feature—a shallow pool with steps serving as a walkway leading to the entrance.

Beyond the ...

community -- month    garbage -- year    ibi -- year    for sale **3.800.000 €**





Parcelas del Golf, Nueva Andalucia

## FRONT LINE GOLF PLOT WITH STUNNING PROJECT & LICENCE INCLUDED

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Beyond the entrance, a meticulously manicured garden unfolds, adorned with trees, a private pool, and a delightful pergola housing an outdoor kitchenette. These outdoor spaces cater to al fresco dining and provide serene chill-out areas, inviting residents to relish the Mediterranean climate.

The architectural marvel, a testament to modern opulence, is a creation by AMES Arquitectos, evident in every facet of the property. The exterior showcases deep neutral tones, complemented by striking floor-to-ceiling windows seamlessly connecting the ground floor to the outdoors.

Upon stepping inside, one encounters an equally impressive interior, characterized by impeccable craftsmanship and tasteful furnishings. The open-plan living, dining, and kitchen area offer direct views of the garden and golf course. The kitchen is fully equipped with state-of-the-art appliances, including a stylish and practical kitchen island.

The ground level hosts four en-suite bedrooms, each designed for maximum comfort and adorned with high standards of decoration. The top level is exclusively dedicated to the grand master bedroom, featuring an exquisite bathroom and walk-in closet, ensuring privacy and ...

Reference	518202	Beds	11	Built m <sup>2</sup>	---
Type	Plot	Baths	13	Interior m <sup>2</sup>	1.261
Location	Parcelas del Golf, Nueva Andalucia	En-suite Baths	---	Terrace m <sup>2</sup>	591
		Guest Toilets	---	Plot m <sup>2</sup>	3.336
		Pax	---		
Pool	Private	Community	---	Levels	---
Garden	Private	Garbage	---	Floor	---
Garage	Private	IBI	---	Orientation	South/West
Parking slots	4	Construct Year	01/2025	EPC	In Progress

For sale

**3.800.000 €**

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.

elegance.

The lower level of Paris 35 is a haven of bespoke amenities, encompassing a home gym, entertainment room, treatment room, spa with an indoor pool, sauna, Turkish bath, home cinema, and more. Additionally, the property includes a guest house in the courtyard, providing a luxurious retreat for visitors.

Paris 35 epitomizes luxurious living, seamlessly blending architectural excellence, breathtaking views, and a plethora of amenities in the heart of Marbella's golf paradise.