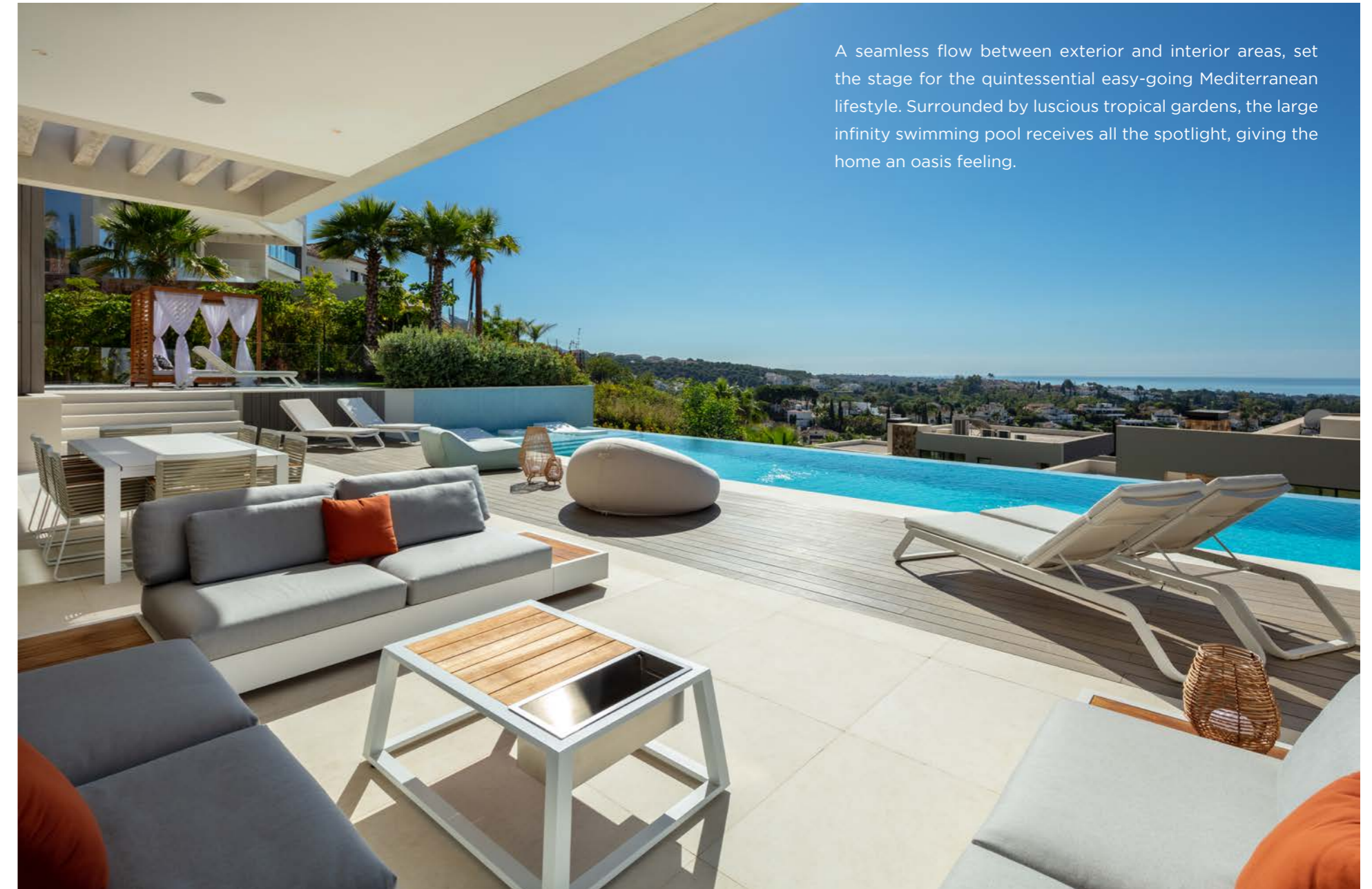


ANAMAYA 2



LUXURY VILLA IN THE HEART OF NUEVA ANDALUCÍA

Set within a development of 5 brand new luxury villas, Anamaya 2 enjoys an elevated position within the prestigious Golf Valley of Nueva Andaluca, providing scenic mountain and sea views.



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.

Beds: 5 | **Baths:** 4+1 | **Plot:** 1.274 m² | **Built:** 592 m² | **Pool:** 15,85 x 4 m | **Indoor Pool:** 3 x 5,4 m | **Terraces:** 140 m² | **Garage:** 2 cars | **Orientation:** E/SE



SPACIOUS OPEN-PLAN LIVING AREA

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.





MASTER BEDROOM

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.









BASEMENT

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.







OUTDOORS

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 PERFECT HOME IN A PRIME LOCATION

Nueva Andalucía is the area immediately north of Puerto Banus. It is often referred to as the 'Golf Valley' because there are 5 Golf Courses here; Las Brisas, Los Naranjos, Aloha, La Dama de Noche and La Quinta. At La Dama de Noche you can even play golf at night, as the course is lit up.



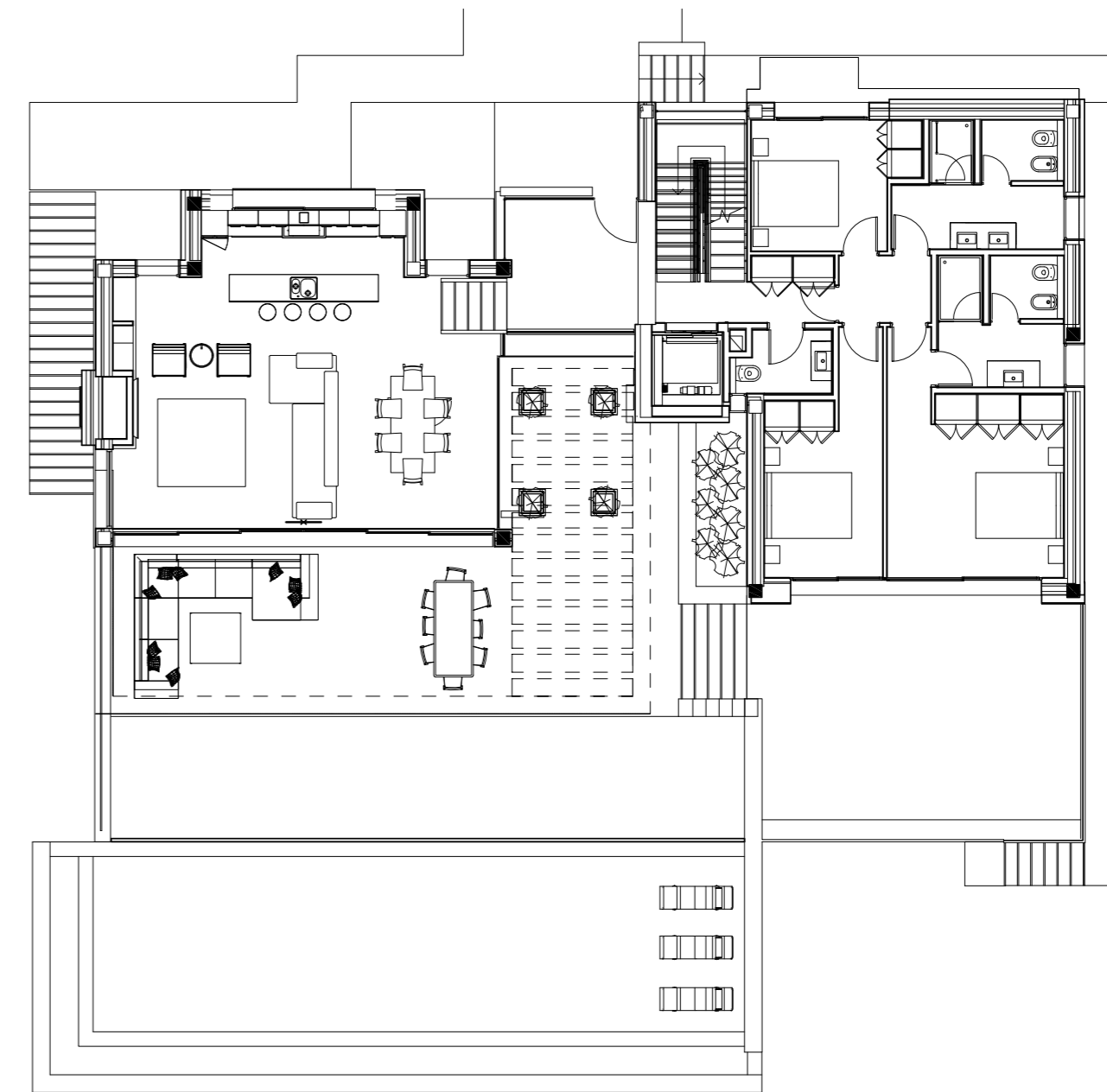




These golf courses provide a very green feeling, which coupled with the beautiful mountains in the background and the blue Mediterranean Sea in front; it truly is the ideal setting.

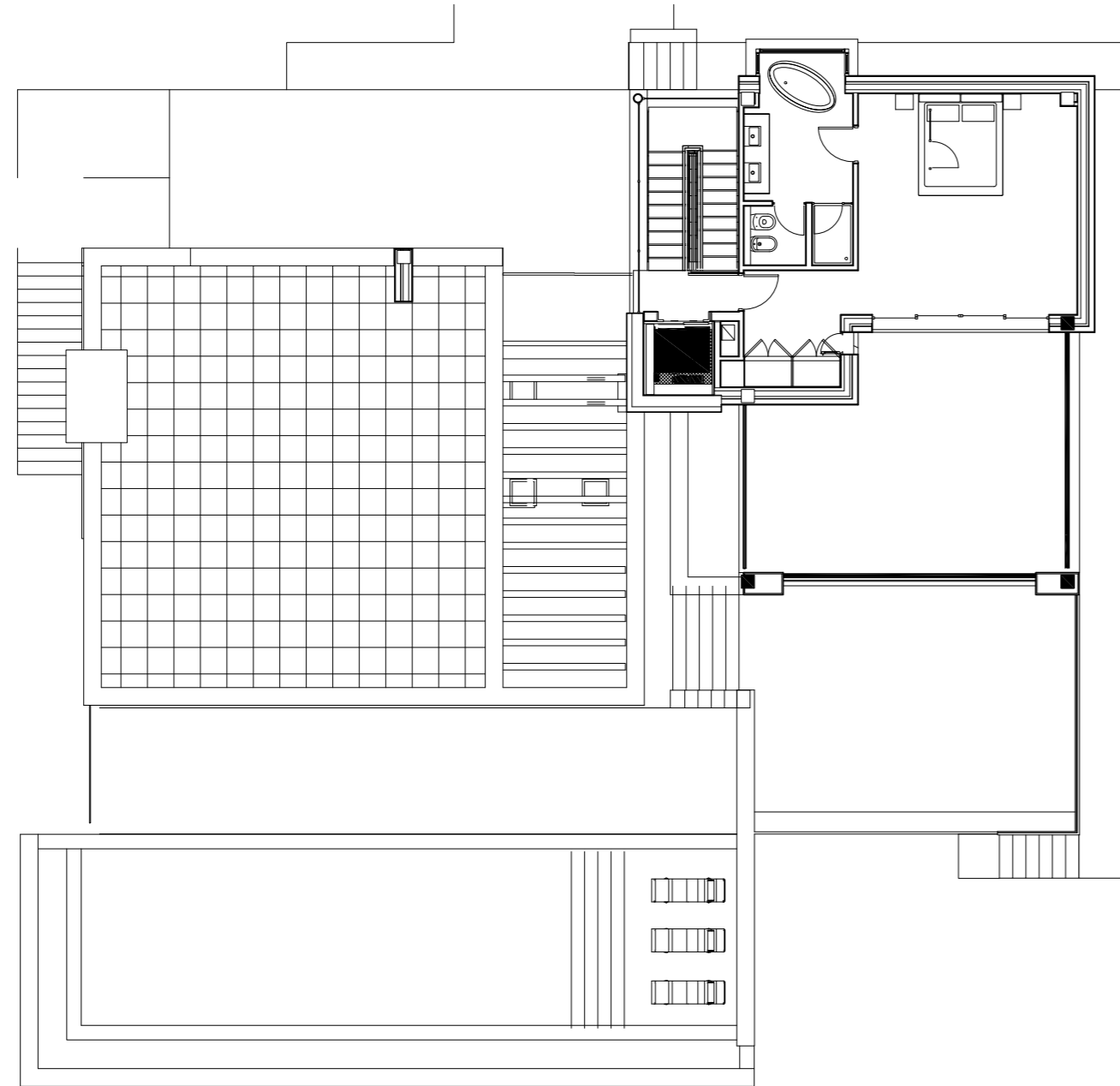


Ground Floor



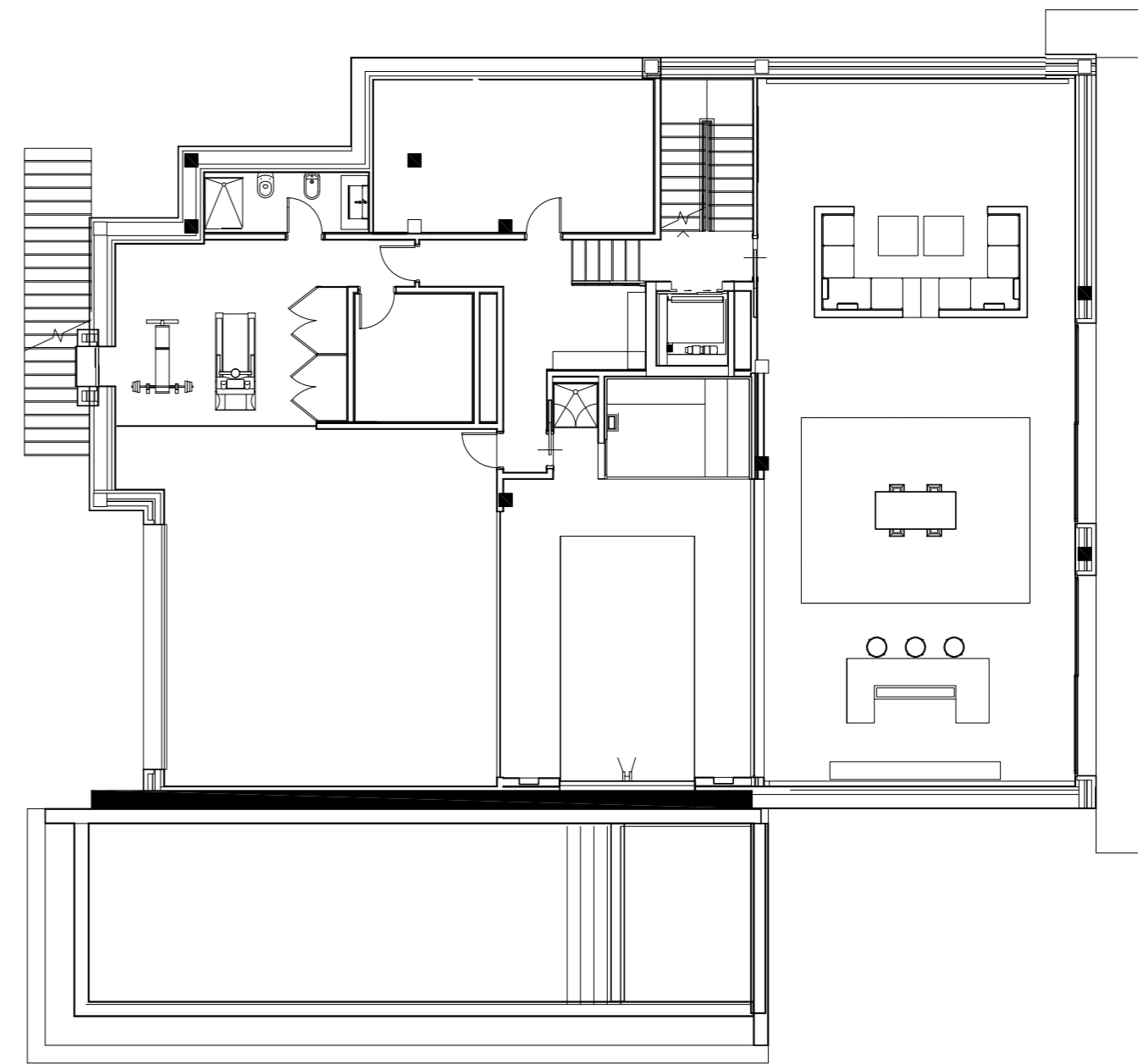
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First Floor



Beds: 5 | **Baths:** 4+1 | **Plot:** 1.274 m² | **Built:** 592 m² | **Pool:** 15,85 x 4 m | **Indoor Pool:** 3 x 5,4 m | **Terraces:** 140 m² | **Garage:** 2 cars | **Orientation:** E/SE

Basement



Beds: 5 | **Baths:** 4+1 | **Plot:** 1.274 m² | **Built:** 592 m² | **Pool:** 15,85 x 4 m | **Indoor Pool:** 3 x 5,4 m | **Terraces:** 140 m² | **Garage:** 2 cars | **Orientation:** E/SE

Quality Specifications

FLOORING

- Porcelain flooring of 1.20 x 1.20 m in exterior and interior of APAVISA.
- Bedrooms in Oak Floor glued Rovere Spina, from ITLAS SRL.
- NewTechWood Ultrashield Outdoor Deck.

OUTSIDE & INSIDE CARPENTRY

- Interior carpentry in lacquered MDF wood.
- Lacquered MDF wood cabinet doors.
- Interior of cabinets covered in fabric, with drawers and hanging areas.
- Bathroom wash basin unit in lacquered MDF.
- Aluminum windows CORTIZO brand, with double glazing and camera.
- Bathrooms in cladding of 1.20 x 0.60 m, with showers to the ceiling.
- Entrance door to the house, model Medea, SILVELOX.

KITCHEN & LAUNDRY

- Kitchen paneled in wood.
- Equipped with sink, fridge, cooker, oven, microwave.
- Worktop in Silestone.
- Samsung washing machine and dryer.

BATHROOMS & TOILETS

- Basin mixer, GLITTER Series, from RITMONIO.
- Shower with taps of the TAORMINA series, from RITMONIO.
- GALASSIA 7312 toilets, GALASSIA 7313 Bidet.
- EDEN bathtub 7239.

AIR CONDITIONING, PLUMBING & VENTILATION INSTALLATIONS

- Air conditioning with heat pump and fan coil in each room with thermostat for temperature selection, DAIKIN brand.
- Underfloor heating with water and through a heat pump. Electric underfloor heating in the bathrooms, DAIKIN brand.
- Domestic hot water through a heat pump.

ELECTRICITY, LIGHTING, SOUND, SECURITY & HOME AUTOMATION

- Home automation preinstallation.
- SINERGY 100 elevator, from Thyssenkrupp.
- COMELIT video intercom.
- WiFi UBIQUITI.
- Electricity with SCHNEIDER mechanisms.
- ARKOSLIGHT, BPM and DOPO lighting.
- Sonos sound system in every floor and section with BOWERS & WILKINS speakers.
- Target Security with 9 different camera system inside and outside.

EXTERIORS

- Double torsion mesh and on the border with the sidewalk, concrete enclosure and metal fence.
- Automatic, pedestrian and car access door.
- Automatic irrigation system.

OTHER FEATURES

- Heated indoor pool.
- Car battery charger in the garage.



