



For Sale: First Line Golf Villa in Nueva Andalucía, Marbella

Marbella Area

🏠 House 📏 Plot 1739 m² 🏠 Built 604 m² 🏠 Terrace 52 m² 🛏 6 🚿 6 # Ref. 112643

🏠 1.800.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

First Line Golf Villa for sale in Nueva Andalucía, Marbella

This villa enjoys a slightly raised position directly bordering the green of a renowned golf club in the exclusive Nueva Andalucía residential district nalso known as Marbella's Golf Valley.

The property faces the sunny southwest and is provided with ample terraces and porches that provide views of the gardens and the adjacent golf course. The well-kept, mature gardens occupy a plot with an area slightly under 1,800m². This plot comprises two distinct levels, both level. The neighbourhood ensures superb privacy and tranquillity. The gardens also contain a heated swimming pool.

The villa boasts two remote controlled entrance gates: One leads to the garage while the other provides access to the main entrance and additional parking space.

The property has recently undergone extensive renovations and has been tastefully furnished. The floor plan covers an area of 400m².

FLOOR PLAN

Ground floor:

- Reception, hall and lavatory
- Spacious living room with fireplace, separate dining room and entertainment room
- All rooms offer direct access to the terrace
- Ample, fully installed and fitted kitchen featuring a cooking island and Miele appliances
- Four bedrooms each with its own en-suite bathroom
- The en-suite bathroom to the master bedroom is equipped with a Jacuzzi

Lower floor:

- Two bedrooms each with its own en-suite bathroom
- Large multifunctional room offering access to the gardens, currently in use as a home cinema, with ample space for additional uses
- Laundry

Other Features:

- Marble and hard wood floors in the main living areas
- Air conditioning with both cooling and heating cycles
- Underfloor heating in all bathrooms
- Underfloor heating in bedrooms on the lower floor
- Motorised roller blinds in master bedroom
- Safety glass
- Hook-ups for satellite television and wireless Internet
- Safe and Alarm system
- Indoor parking for multiple vehicles

Original asking price €2,300,000



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