



**For Sale: Large and Luxury Front-Line Golf Villa in Nueva Andalucía, Marbella**

Marbella Area

🏠 House 📏 Plot 4200 m<sup>2</sup> 🏠 Built 725 m<sup>2</sup> 🏠 Terrace 250 m<sup>2</sup> 🛏 6 🗺 7 # Ref. 122778

🏠 7.500.000 €

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.

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Enjoying direct access to the golf course, the villa could not possibly be any closer to the fairway. It is also hard to imagine any property better appointed than this one. With six bedrooms and seven bathrooms this villa offers oodles of space.

The palatial entrance gives way to a reception hall of cinematographic size which, in turn, opens to a spacious living room bathed in natural light flanked on one side by a dining room and on the other by a television room. The living room connects seamlessly to the main covered terrace and the heated swimming pool beyond. The lush subtropical gardens contain a fully-featured gazebo with barbeque facilities and a bar area.

The kitchen is provided with an over-complete assortment of the latest ultrahigh quality appliances. Two double bedrooms, each with an en-suite bathroom, a twin bedroom with its en-suite bathroom and a lavatory complete the layout of this level.

The upper floor comprises two double bedrooms, both with en-suite bathrooms and private terraces, and a mezzanine lounge area overlooking de main level below.

The lower floor contain the staff quarters, yet another double bedroom with en-suite bathroom, a full-sized indoor swimming pool, a large cinema and a six car garage.

### Miscellaneous Features:

Air conditioning with both cooling and heating cycles

Underfloor heating in all bathrooms

Music distribution system

Home cinema

Fireplace

Electrically operated roller blinds

Central heating

Fitness centre

Indoor swimming pool

Prices and availability are subject to change. They may vary quickly, so please contact us for the most up-to-date information.



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