



## Brand-new contemporary frontline golf villa for sale in Nueva Andalucía, Marbella

Marbella Area

House 
 Plot 1037 m<sup>2</sup>
 Built 446 m<sup>2</sup>
 Terrace 226 m<sup>2</sup>
 6 
 6 
 # Ref. 123272

3.275.000 €

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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This villa is located in one of the most peaceful areas of Nueva Andalucía with night security. It is walking distance to the Golf Club and only 5 min's drive away from the beach and Puerto Banús.

### THE PLOT:

The plot measures almost 1.050 m2 and enjoys great views of the mountain and the golf. The plot includes a private swimming pool, a BBQ area and immaculately landscaped gardens.

### THE VILLA:

#### Main floor:

Entrance hall  
Living area with fireplace  
Dining area and open plan kitchen with Neff, Liebherr and Miele appliances  
Second kitchen  
Guest toilet  
Direct access to the terraces, the garden and the pool area.

#### Upper floor:

Master bedroom suite  
2 guest bedrooms suite

#### Lower floor:

2 guest bedrooms suite  
Separate apartment with bathroom  
Second family/entertainment room  
Wellness/spa  
Fitness and Sauna

#### Other features:

Underfloor heating  
Air conditioning hot & cold  
Double glazing  
Marble floors  
Alarm  
Sat. TV  
Carport  
Storage

Update: reduced from 3.495.000€







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