



**Magnificent rustic-style luxury villa with breath-taking sea and mountain views - Golf Valley, Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📐 Plot 3000 m<sup>2</sup> 🏡 Built 703 m<sup>2</sup> 🏠 Terrace 163 m<sup>2</sup> 🛏 7 🚿 7 # Ref. 139403

💰 3.450.000 €

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### PROPERTY HIGHLIGHTS

- In a sought-after residential area in Nueva Andalucia's Golf Valley
- Very spacious luxury villa distributed over 3 levels
- South facing with breath taking sea and mountain views
- Beautiful gardens with and outdoor kitchen / BBQ area, infinity pool, panoramic viewpoint

### THE LOCATION

In a **cul-de-sac** in a **sought-after residential area**, directly adjacent to the picturesque **golf courses** of Nueva Andalucia's Golf Valley and against a marvellous backdrop of Marbella's iconic La Concha mountain.

The **south-facing** villa benefits from truly **amazing panoramic views** of the Mediterranean Sea and the surrounding mountains.

All amenities are within easy reach, with the centre of Nueva Andalucia and Puerto Banus just a 5 minute's drive away. Marbella is 10 minutes away by car.

### THE VILLA

Plot size: 3.000m2  
Built size: 703m2  
7 en-suite bedrooms  
Guest toilet  
Infinity pool of 114m2

Truly **impressive and charming classical style villa**, partly renovated, boasting luxurious living quarters, bathrooms, fixtures and fittings, nooks, terraces, patios, gazebo and entertainment areas. The villa is surrounded by a **beautiful mature garden** which boasts a sizeable 114m2 infinity pool and an outdoor kitchen/barbeque corner with panoramic viewpoint and chill out area.

The indoor garage can house 3 cars and there is an outside carport for visitors.

*Distribution:*

**Ground floor**

Large entrance with a central courtyard and fountain  
2 living rooms  
TV room  
Large fully fitted kitchen with cooking island and dining area  
En-suite master bedroom with dressing room and fireplace  
2 en-suite guest bedrooms  
Staff quarters with bathroom  
Direct access to all open and covered terraces and the garden/pool area

**Upper floor**

3 en-suite guest bedrooms

**Lower floor**

Games room  
Gym  
Bodega

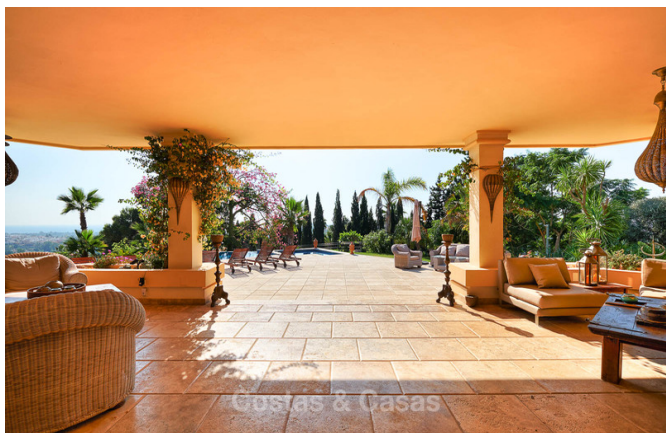
**Furniture is negotiable**

**OTHER FEATURES**

- Fully fitted Nasa kitchen with Lacanche and Bosch appliances
- Underfloor heating on the ground floor
- Fireplace
- Marble and oak floors
- Wine cellar
- Home cinema room
- Air conditioning for heating and cooling
- Central heating
- Games room
- Garage for 3 cars
- Alarm
- Shutters

Please note: there was a miscommunication from the owner. Therefor you could see at some adverts the villa advertised at 3.450.000€, this is incorrect.





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