



**Fully renovated, spacious luxury villa for sale in the heart of Nueva Andalucia's golf valley, Marbella**  
Marbella Area

🏠 House 📏 Plot 995 m<sup>2</sup> 🏠 Built 196 m<sup>2</sup> 🏠 Terrace 63 m<sup>2</sup> 🛏 5 🚿 3 # Ref. 143203

💰 1.295.000 €

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.

## Fully renovated, spacious luxury villa for sale in the heart of Nueva Andalucía's golf valley, Marbella

### PROPERTY HIGHLIGHTS

In the middle of Nueva Andalucía's golf valley, adjacent to 3 top class golf courses  
Close to all amenities  
Short drive to the beach, Puerto Banus, the Golden Mile and Marbella  
Recently fully renovated luxury villa

### THE LOCATION

Right in the middle of Nueva Andalucía's golf valley, **directly adjacent to 3 top class golf courses**, conveniently reachable by foot or a short buggy ride. Further choice of quality golf courses in a radius of 5 km.

Just a **short car journey to all amenities** and less than 5 minutes to the beach, swanky Puerto Banus and the prestigious Golden Mile with its many exclusive venues and facilities.

The **regional hotspot of Marbella** with its luxury shopping, nightlife, stylish beach clubs and exquisite restaurants is only 8 minutes away by car.

### THE VILLA

Plot size: 995m<sup>2</sup>  
Interior built size: 196m<sup>2</sup>  
Terraces: 63m<sup>2</sup>  
5 bedrooms  
3 bathrooms + 1 guest toilet  
Heated saltwater swimming pool

Marvellous, fully renovated luxury villa with a *distribution over 3 levels as follows:*

#### ● Ground floor

Entrance hall  
Large living/dining room with direct access to the terrace  
Open plan kitchen and breakfast area  
2 guest bedrooms with shared bathroom and direct access to the terrace  
Guest toilet

#### ● Upper floor

En-suite master bedroom with dressing area and access to private terrace  
2 guest bedrooms with shared bathroom

- **Top floor**

Office room

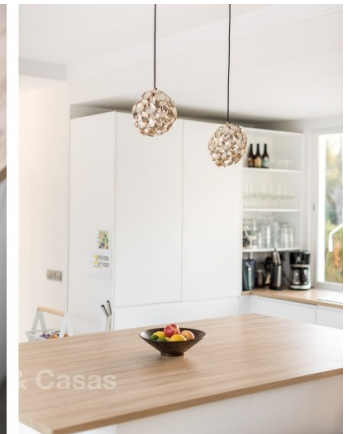
Rooftop solarium with great views of the Concha mountain top and a small lake

## OTHER FEATURES

- Fitted wardrobes
- Fully fitted kitchen with top-of-the-range Bosch appliances
- Alarm system with surveillance cameras
- Marble floors
- Air conditioning for cooling and heating
- Fireplace
- Sat TV
- Heated saltwater swimming pool with pool bar and BBQ area
- Automatic irrigation system
- Storage room

Reduced in price.





**Fully renovated, spacious luxury villa for sale in the heart of Nueva Andalucia's golf valley, Marbella**  
Marbella Area

🏠 House 📏 Plot 995 m<sup>2</sup> 🏠 Built 196 m<sup>2</sup> 🏠 Terrace 63 m<sup>2</sup> 🛏 5 🚿 3 # Ref. 143203

📄 1.295.000 €

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.



**Fully renovated, spacious luxury villa for sale in the heart of Nueva Andalucia's golf valley, Marbella**  
Marbella Area

House Plot 995 m<sup>2</sup> Built 196 m<sup>2</sup> Terrace 63 m<sup>2</sup> 5 3 # Ref. 143203

1.295.000 €

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.





**Fully renovated, spacious luxury villa for sale in the heart of Nueva Andalucia's golf valley, Marbella**  
Marbella Area

House 
 Plot 995 m<sup>2</sup>
 Built 196 m<sup>2</sup>
 Terrace 63 m<sup>2</sup>
 5 
 3 
 Ref. 143203

1.295.000 €

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.



## Fully renovated, spacious luxury villa for sale in the heart of Nueva Andalucia's golf valley, Marbella

Marbella Area

🏠 House 📏 Plot 995 m<sup>2</sup> 🏠 Built 196 m<sup>2</sup> 🏠 Terrace 63 m<sup>2</sup> 🛏 5 🚿 3 # Ref. 143203

🔄 1.295.000 €

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.