



**Prestigious luxury villa on an exceptional location for sale, frontline golf, sea views and ready to move in - Nueva Andalucia, Marbella**  
Marbella Area

House Plot 2349 m<sup>2</sup> Built 702 m<sup>2</sup> Terrace 761 m<sup>2</sup> 6 6 # Ref. 144841

9.680.000 €

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## Prestigious luxury villa for sale, first line golf, sea views and ready to move into - Nueva Andalucia, Marbella

**SOLD**

### PROPERTY HIGHLIGHTS

- Frontline on a top class golf course
- Gated community
- Exceptional sea-, golf- and mountain views
- Huge mansion-style luxury villa
- Classic exteriors, modern interiors, ample terraces
- Ready to move into

### THE LOCATION

In the heart of Nueva Andalucía's golf valley, enjoying a **frontline golf position** on one of the most prestigious and well-kept courses on the Costa del Sol. The golf club offers a host of exclusive facilities such as a fantastic clubhouse, health club, restaurant, pool and members' social club.

The villa belongs to a **gated community of similar high-end luxury villas** on said golf course.

**Only a few minutes away from Puerto Banus and the Golden Mile** which both enjoy a plethora of luxury boutiques, fine restaurants, up-market beach clubs and leisure facilities.

### THE VILLA

This mansion-like villa features a **classic Mediterranean exterior with modern top quality interiors**. It boasts **exceptional sea, golf and mountain views**, ample open and covered terraces spaces and corners.

*Distribution over 3 wings and 2 floors as follows:*

Driveway and courtyard with 3 outdoor parking spaces leading to

- Covered terrace with pergola
- Outbuilding with indoor garage for 2 cars and storage room on the ground floor
- Main building comprising left wing and right wing

- **Main building:**

Ground floor

*Central:*

Porche, entrance hall, stairs

*Left wing:*

Guest toilet

Cloak room

Home office

Very spacious integrated dining and living room

Open plan kitchen with island and breakfast bar

Ample open and covered terraces encircling the villa and comprising a patio, outdoor dining area, bar, pool toilet, outdoor chill out area

Pool

*Right wing:*

Guest toilet

En-suite bedroom with walk-in closet

En-suite bedroom

Games room

Upper floor

*Left wing:*

Massive master bedroom suite

Huge walk-in dressing room

Huge bathroom with his and her toilet and shower

*Right wing*

Landing

En-suite bedroom

2 guest bedrooms with 1 shared bathroom

● **Outbuilding:**

Ground floor

See above: garage for 2 cars and storage space

Upper floor

Guest apartment comprising:

En-suite double bedroom with walk-in closet

Integrated, open plan dining and sitting room

Access to private terrace





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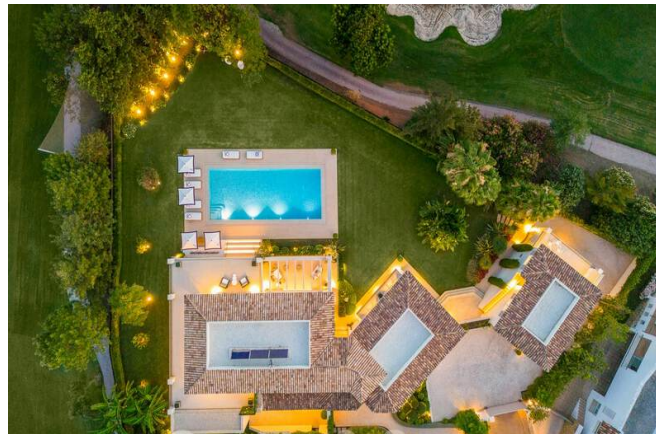
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