



**Outstanding modern luxury villa with amazing golf and sea views for sale in the heart of Nueva Andalucía, Marbella**

Marbella Area

🏠 House 📏 Plot 2294 m<sup>2</sup> 🏠 Built 1013 m<sup>2</sup> 🏠 Terrace 253 m<sup>2</sup> 🛏 7 🚿 5 # Ref. 144875

🏠 5.500.000 €

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 included purchase costs.

## Imposing modern luxury villa with amazing golf and sea views for sale in Nueva Andalucía, Marbella

**SOLD**

### PROPERTY HIGHLIGHTS

- In one of the most exclusive urbanisations of Nueva Andalucia
- Amazing golf and sea views
- Huge villa with classic exteriors and modern interiors
- Top end luxury fittings and materials
- Large pool of 75m2

### THE LOCATION

In **one of the most exclusive areas of Nueva Andalucía**, surrounded by **prestigious golf courses** and within very short driving distance of Puerto Banus, Marbella's Golden Mile, the beach and all amenities.

**Sports enthusiasts can find plenty on offer in the area.** No less than 7 top class golf courses are in the immediate vicinity, some of them reachable by short buggy ride. Tennis, paddle tennis and several gymnasiums as well as Aloha Sports Club are only minutes away.

There are also several schools, including the renowned Aloha International College. Nueva Andalucía has plenty of little shops and amenities nearby. For larger shopping needs, the La Cañada shopping mall and El Corte Ingles department store is just a short drive away.

### THE VILLA

**Huge villa**, featuring a classic exterior with modern interiors and benefiting from **panoramic views over the Golf Valley towards the Mediterranean Sea** as well as plenty of entertainment areas such as gym, spa, outdoor chill out and BBQ corners.

This lavish villa is ideal as a **large family home**, but it also includes an independent staff or guest apartment. **Perfect for the entire family and guests to enjoy the Marbella lifestyle.**

*Distribution over 3 floors as follows:*

- **Ground floor**

Entrance hall, stairs and guest toilet  
Large integrated living room and dining area  
Separate kitchen with cooking island and breakfast corner  
Office room  
Direct access to ample terraces from kitchen and living room  
2 en-suite bedrooms with shared terrace  
Ample terraces with BBQ and chillout corner leading to a large swimming pool of 75m2  
Driveway with carport

● **Upper floor**

Sizeable en-suite master bedroom with walk-in closet and private terrace with stunning sea and golf views  
En-suite guest bedroom with private terrace  
2 bedrooms with shared bathroom

● **Lower floor**

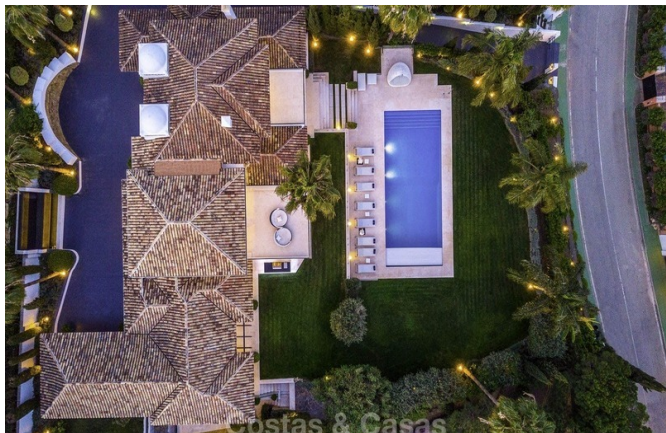
*Left wing*

Gym  
Home cinema  
Bathroom  
Turkish bath  
Storage  
Stairs

*Right wing*

En-suite bedroom  
Extra bathroom  
Garage  
3 Machine rooms  
Laundry room

Update: reduced in price



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