



**Marvellous fully refurbished luxury villa for sale, frontline golf, Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📏 Plot 839 m<sup>2</sup> 🏠 Built 291 m<sup>2</sup> 🏠 Terrace 337 m<sup>2</sup> 🛏 4 🚿 4 🏠 Ref. 146636

🔄 2.795.000 €

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### PROPERTY HIGHLIGHTS

- Frontline golf location on an esteemed championship course
- Gated with 24h security
- Panoramic views over the golf course and valley
- Fully refurbished and modernised

### THE LOCATION

- Frontline golf on a top class championship club.
- In the heart of the Golf Valley in Nueva Andalucia.
- The golf club benefits from several excellent facilities such as a golf academy, fantastic club house with exquisite restaurant, wine cellar and bar, hair salon.
- Close to amenities and just a short drive to the beach, Puerto Banus and Marbella city centre.

### THE VILLA

- Eye catching fully refurbished and modernised villa
- Frontline golf location, enjoying panoramic views over the golf course and Golf Valley
- Impressive water feature pathway to the entrance
- Distribution over 3 floors as follows:

**Ground floor:** Hall, stairs and guest toilet, integrated dining and sitting area with direct access to the terrace, fully fitted kitchen with breakfast island, spectacular outdoor kitchen and pool area, 2 en-suite bedrooms

**Upper floor** comprising a splendid en-suite master bedroom with very spacious terrace and jacuzzi

**Lower ground floor** comprising an en-suite bedroom, bodega, games room, second living room.

#### *Some Other Features*

- Carport for 2 cars
- Pool of 75m2
- BBQ area
- Fireplace

- Double glazing
- Solarium
- Underfloor heating throughout
- Wine cellar
- Fitted wardrobes
- Automatic irrigation system





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