







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



♠ House ☐ Plot 839 m²



Built 291 m<sup>2</sup>



Terrace 337 m<sup>2</sup>



Ref. 146636





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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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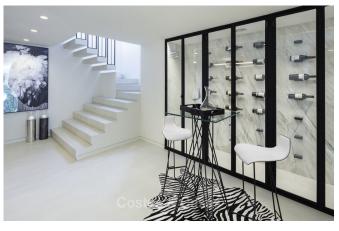




















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