



**Beautiful traditional villa surrounded by golf courses for sale in Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📏 Plot 1175 m<sup>2</sup> 🏠 Built 248 m<sup>2</sup> 🏠 Terrace 58 m<sup>2</sup> 🛏 4 🚿 3 # Ref. 148682

💰 975.000 €

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.

## Cosy classic Andalusian style villa for sale in the heart of the Golf Valley of Nueva Andalucia, Marbella

### PROPERTY HIGHLIGHTS

- Quiet yet well connected area
- Surrounded by top of the range golf courses
- Walking distance to local bars, shops, restaurants and amenities
- Cosy and charming traditional villa

### THE LOCATION

- In the prestigious Golf Valley of Nueva Andalucia, directly surrounded by no less than 4 fine golf courses (Las Brisas, Los Naranjos, Aloha, Magna Marbella), with plenty more courses only a 10-minute drive away.
- Walking distance to local bars, restaurants and shops
- Just 5 minutes by car to lively Puerto Banus, its designer boutiques, stylish beach clubs, beaches and El Corte Inglés shopping mall
- 7 minutes to the luxury facilities and amenities of Golden Mile, including a 3-starred Michelin restaurant and the posh resorts of Puente Romano and Marbella Club. 9 minutes to the centre of Marbella.

### THE VILLA

- Traditional Andalusian style
- Cosy and charming
- Large open plan living and dining area with fireplace and patio doors leading to a lovely covered terrace with access to the well looked after tropical garden with decked heated pool
- Fully fitted kitchen
- Spacious en-suite master bedroom, en-suite guest bedroom, third bedroom, storeroom. Fourth bedroom on lower level with independent entrance from the driveway and private bathroom

#### *Other features*

- Air conditioning hot/cold
- Alarm system
- Sat TV
- Wooden floors
- Double glazing

- Private garage for 1 car and spacious driveway with parking for 3 additional cars
- Fireplace
- Double glazing



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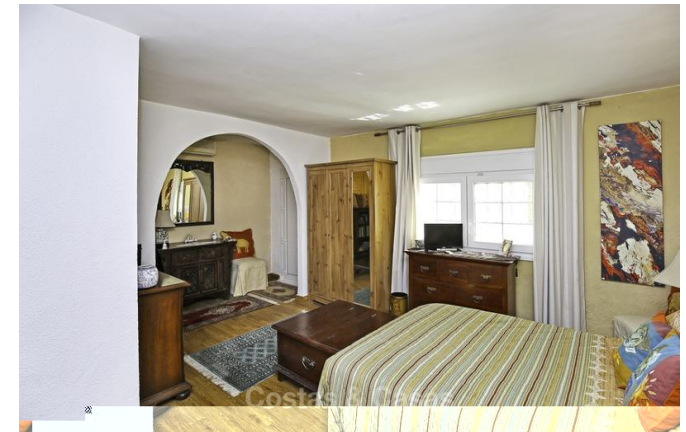


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