Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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Ready to move into, First line golf, fully renovated luxury villa in gated and secured residential area for sale in Nueva Andalucia, Marbella

Marbella Area

House | Plot 1453 m² | Built 502 m² | Terrace 77 m² | 5 | 5 | Ref. 152108

4.500.000 €

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Frontline golf, renovated Andalusian style villa with panoramic views over the fairways for sale in Nueva Andalucia, Marbella

HIGHLIGHTS

- Privileged location in Nueva Andalucia in a gated and secure residential area
- Within walking distance of amenities. Short drive to the beach and Puerto Banus
- Elegantly renovated villa with with panoramic views over the fairways
- Pool house with lounge and dining area with fire place and underneath a separate self-sufficient guest house with private access.
- Bali-style bathing in Spa room with 2 massage tables with an outdoor bath
- Southwest orientation

THE LOCATION

- The villa is situated in the Golf Valley in a **gated community with 24/7 security surveillance** and CCTV and **directly adjacent to the prestigious Real Club de Golf Las Brisas**.
- **Adjacent** you will find a **tennis club** and an organic supermarket and restaurant.
- Nearby Centro Plaza with the Saturdays' market and the former bullring which now hosts leisure and cultural events of national and international character.
- **A stone's throw away you will find a wide range of cafes, bars, restaurants, supermarkets and all kinds of amenities**.
- Puerto Banus is at a two minutes' drive away.

THE VILLA

- **High quality renovated villa**
- Divided over two floors
- View of the garden with private saltwater swimming pool and a panoramic view of the beautiful fairways and the mountains
- The villa is **facing southwest** and enjoys the sun all day
- **Covered terrace with dining area and outdoor kitchen**
- Indoor garage for 1 car

The villa in figures:

- Plot size: 1,453 m2

- Built: 502 m2
- Terraces: 77 m2
- Bedrooms: 5
- Bathrooms: 5
- Guest toilet: 1
- **Pool house** with kitchen with lounge and dining area with fire place and underneath a separate self-sufficient guest house with private access.
- **Guest house with private access** with living area and kitchenette, with a separate bedroom and bathroom. The guest house overlooks a garden area with manicured landscaping, water features and additional privacy is created from the golf course with flowering plants.

The layout of the villa is as follows:

- Groundfloor
    - Spacious hall and guest toilet.
    - **Large open plan living- and dining** room with fireplace.
    - **Separate spacious rustically styled kitchen** with white, beamed ceiling, stoned flooring and a central fireplace. A large cooking island with breakfast bar, dining and sitting area for the entire family to enjoy. Large climate-controlled wine fridge and leading brand appliances.
    - Independent laundry room with sink and storage.
    - **Massage room with Spa**
    - **TV room** with a 82" TV screen and sound system
    - 2 Bedrooms en-suite with built in wardrobes
    - All rooms have direct access to the lovely covered terrace, garden and pool
- First floor:
    - Master bedroom en-suite with walk-in dressing room with wooden finishes including a central island for accessories and direct access to a terrace.
    - One bedroom with separate bathroom with dual sinks and bathtub and also access to the terrace.

Some other features

- Fingerprint access to the villa
- Home domotics with iPad
- SONOS sound system
- Daikin air conditioning and AIRZONE control
- Security cameras and alarm system
- Electric underfloor heating in the bathrooms
- Gas fireplaces in kitchen and living areas
- Laundry room with MIELE washing machine and dryer
- Water softening system
- Handmade furniture and carpets
- Ceramic tile flooring in bathrooms
- Cream coloured wooden floor on the ground- and first floor
- Limestone on terraces

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