



**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 m<sup>2</sup> 🏠 Built 502 m<sup>2</sup> 🏠 Terrace 77 m<sup>2</sup> 🛏 5 🚿 5 # Ref. 152108

🏠 4.500.000 €

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 from part of any contract. The price does not included purchase costs.

## 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



**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 m<sup>2</sup> 🏠 Built 502 m<sup>2</sup> 🏠 Terrace 77 m<sup>2</sup> 🚪 5 📶 5 # Ref. 152108

🏠 4.500.000 €

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.



**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 m<sup>2</sup> 🏠 Built 502 m<sup>2</sup> 🏠 Terrace 77 m<sup>2</sup> 🚪 5 📶 5 # Ref. 152108

🏠 4.500.000 €

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.



**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 m<sup>2</sup> 🏠 Built 502 m<sup>2</sup> 🏠 Terrace 77 m<sup>2</sup> 🚪 5 📶 5 # Ref. 152108

🏠 4.500.000 €

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.



**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 m<sup>2</sup> 🏠 Built 502 m<sup>2</sup> 🏡 Terrace 77 m<sup>2</sup> 🛏 5 📶 5 # Ref. 152108

🏠 4.500.000 €

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.



**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 m<sup>2</sup> 🏠 Built 502 m<sup>2</sup> 🏠 Terrace 77 m<sup>2</sup> 🚪 5 📶 5 # Ref. 152108

🏠 4.500.000 €

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 include purchase costs.



**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 m<sup>2</sup> 🏠 Built 502 m<sup>2</sup> 🏠 Terrace 77 m<sup>2</sup> 🛏 5 🚿 5 # Ref. 152108

🏠 4.500.000 €

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.



**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 m<sup>2</sup>  Built 502 m<sup>2</sup>  Terrace 77 m<sup>2</sup>  5  5  # Ref. 152108

 4.500.000 €

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 include purchase costs.