



Contemporary, Mediterranean, luxury villa for sale, frontline golf in a gated urbanization in Nueva Andalucia, Marbella
Marbella Area

🏠 House 📏 Plot 2048 m² 🏠 Built 555 m² 🏠 Terrace 333 m² 🛏 5 📶 5 # Ref. 155000

🏠 7.850.000 €

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Frontline golf luxury villa in a chic Mediterranean style for sale in Nueva Andalucia, Marbella

SOLD

PROPERTY HIGHLIGHTS

- All on one level
- Open plan living areas with spacious terraces
- Contemporary and cozy interior
- Separate guest house and separate office/gym
- Large, heated pool
- Frontline golf on an elevated position
- Gated and secured residential urbanization
- Walking distance to the clubhouse

THE LOCATION

- The villa is located in a cul de sac within a **gated and secure** urbanization.
- **First line golf course in an elevated position.**
- **Within walking distance of the clubhouse.**
- Being located in the centre of Nueva Andalucia's golf valley, six golf courses are within easy reach.
- **A wide range of eateries, bars, restaurants, supermarkets and all kinds of amenities are just a few minutes' drive away.**
- Puerto Banus is only a few minutes drive.

THE VILLA

In numbers:

- Plot size: 2.048m²
- Living area: 555m²
- Covered outdoor kitchen: 26m²

- Terraces: 333m²
 - Pergolas: 52m²
 - Sun terrace: 74m²
 - Other terraces: 155m²
 - Parking: 52m²
- Swimming pool: 77m²
- Jacuzzi: 17m²
- Parking for 3 cars
- 5 Bedrooms
- 5 en-suite bathrooms
- Guest toilet: 2
- Floors: 1

Plot:

- **Elevated plot directly adjacent to the golf course.**
- **You enjoy privacy, tranquillity and an amazing view.**
- Green lawn with some palm trees.
- **Large, heated infinity design pool** adjacent by a large Jacuzzi, overlooking the golf course.
- At the pool there is a **spacious sun terrace with sun loungers and 2 pergolas.**
- **Spacious open and covered terraces** with ample space to relax.
- **Mini tennis court.**
- **Southwest oriented.**

The Villa:

- Turnkey villa
- **Comfortable, open layout with a sophisticated contemporary interior.**
- Spacious parking for 3 cars.
- Entrance with a guest toilet, cloakroom and laundry room.
- **Open plan living area** with spacious lounge, dining room for 10 people and kitchen.
- These are divided by a central fireplace with TV and a designer wine cabinet.
- **Modern, sleek kitchen** with Gaggenau white goods and a cooking island with seating.
- **Semi-open inner patio** with skylight.
- Separate TV room.
- The 4 spacious en-suite bedrooms are all located along the northeast side of the central hallway.
- The master bedroom en-suite has a free-standing bath overlooking the garden and a walk-in wardrobe. It has direct access to the garden and a private terrace.
- **Light flooded interior** thanks to the floor-to-ceiling sliding windows that you can find in almost every living space.
- Adjacent to the kitchen is the **covered outdoor kitchen** with barbecue and a large dining table.
- The living space has direct access to the expansive terraces and garden.
- **On the terrace is a modern, spacious pergola with outdoor lounge.**
- **Next to the pool there is a bathroom and sauna.**
- **Separate guest house with bedroom, bathroom and kitchenette.**
- **Separate house with balcony, downstairs furnished as a gym and the top floor as an office.**

Other characteristics:

- Underfloor heating.
- Air conditioning for cooling and heating.
- Marble flooring.



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