Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
Tel. +34 952 908 759
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Traditional, Spanish luxury villa for sale, on second-line golf in prestigious residential area in Nueva Andalucia, Marbella

Marbella Area

House | Plot 3062 m² | Built 603 m² | - | 5 | 5 | Ref. 155620

6.995.000 €

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Characterful, classic luxury villa for sale, surrounded by greenery, in a prominent residential community Nueva Andalucia in Marbella

HIGHLIGHTS

- Fully renovated.
- Located in a prestigious neighbourhood on second-line golf.
- Everything on one level.
- Privacy, tranquillity and security.
- Golf and mountain views.
- Gas central heating.

THE LOCATION

Situated in the heart of the golf valley, i.e. directly surrounded by 3 high quality golf courses including Las Brisas, Los Naranjos and Aloha with numerous other golf courses in the immediate vicinity.
Only a short drive to all amenities, restaurants, tapas bars, sports and leisure facilities.
10-minute drive to Puerto Banus, the beach and 12 minutes to the centre of Marbella.
This **prestigious urbanization** includes similar luxury homes and is close to protected natural areas, ideal for walks.

THE VILLA

In figures:

- Plot size: 3.062m²
- Built-up area: 603m²
- 5 Bedrooms
- 5 +1 Bathrooms
- 1 living level

General:

Flat, large corner plot.

Mature landscaped garden with lots of tropical greenery.
Swimming pool surrounded by a sun terrace with loungers.
Extensive, covered terrace around the house with lounge and seating areas.
Views around the natural surroundings and garden.
Southern orientation.
Absolute privacy guaranteed.

The villa itself:

Rustic, detached villa on one living level.
Extensive driveway with parking for several cars.
Spacious entrance hall with guest toilet, opening onto the family room on the right.
The cosy TV lounge features a fireplace.
Large, open-plan kitchen, fully equipped with Neff appliances.
Separate, formal dining room.
Small office space/ library.
2nd lounge area/sitting room.
Ceramic interior floors.
5 Bedrooms and 5 + 1 bathrooms.
Laundry room and storage.
Indoor garage for 4 cars.

Other features:

Fireplace.
Air conditioning.
Solar panels for hot water.
Gas central heating with radiators.
Tank for water and gas.
Fitted wardrobes.
Aluminium carpentry.
Double glazing.
Lutron lighting.
Alarm system for inside and outside.
Video intercom.

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