



Contemporary, Mediterranean luxury villa for sale in Nueva Andalucia's golf valley, Marbella
Marbella Area

🏠 House 📏 Plot 843 m² 🏠 Built 221 m² 🏠 Terrace 146 m² 🛏 3 🚿 2 🏠 Ref. 155795

💰 2.495.000 €

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.

Timeless luxury villa for sale just metres away from one of Nueva Andalucia's prestigious golf courses, Marbella

SOLD

PROPERTY HIGHLIGHTS

- Quiet location, yet close to all amenities.
- Bright and modern interior.
- Spacious private garden with swimming pool.
- Ideal as a permanent or holiday home close to the golf courses.

THE LOCATION

- Quietly located in the heart of the golf valley, directly surrounded by 3 prestigious 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.
- The world-famous Puerto Banus marina, beach and other amenities are just a few minutes' drive away.

THE VILLA

In figures:

- Plot size: 843m²
- Built-up area: 221m²
- Interior surface area: 169m²
- Terrace surface area: 146m²
- Bedrooms: 3
- Bathrooms: 2
- 1 guest toilet

General:

- Fenced, flat plot.
- Well-kept garden with lawn and palm trees.
- Swimming pool surrounded by a sun terrace.
- Adjacent covered terrace equipped with barbecue, dining table and seating area.
- Extensive solarium with several chill-out facilities, enjoying views of the La Concha mountain peak and the surrounding area.
- Southern orientation.
- Privacy thanks to high plantings.

The villa itself:

- **Detached villa in a modern Andalusian style.**
- **Everything is on one level.**
- Using high-quality building materials.
- Decorated with character, warm colours and quality furniture.
- Covered entrance.
- Entrance hall with cloakroom.
- Open living space with a lounge equipped with a fireplace, a dining table and direct access to the garden.
- Open kitchen, equipped with high-quality appliances and featuring a seating island.
- High, vaulted ceiling with wooden beams in the living space.
- The many, spacious sliding windows combined with the high ceilings create an open and bright interior.
- 3 bedrooms and 2 bathrooms.
- Master bedroom, en-suite with dressing room and access to the garden.
- Parking for 2 cars.

Other features:

- Air conditioning.
- Exterior lighting.



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