



**Detached, Mediterranean luxury villa for sale with heated pool and sea views surrounded by golf courses in Nueva Andalucia, Marbella**

Marbella Area

🏠 House 📏 Plot 1200 m<sup>2</sup> 🏠 Built 581 m<sup>2</sup> 🏠 Terrace 93 m<sup>2</sup> 🛏 5 📶 5 # Ref. 156245

🏠 4.295.000 €

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.

## Spacious villa for sale close to high-end golf courses and all amenities in the golf valley of Nueva Andalucia, Marbella

### SOLD

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### PROPERTY HIGHLIGHTS

- Coveted location surrounded by golf courses.
- Bright interior with open layout.
- Private garden with heated pool.
- Tranquillity and privacy.

### THE LOCATION

- **Quietly located in a cul-de-sac in a pleasant residential area with luxury homes in the heart of Nueva Andalucia's golf valley.**
- Just a few minutes' drive to the valley's most prominent golf courses, including Los Naranjos, Las Brisas and La Quinta.
- Nearby are restaurants, tapas bars, supermarkets, international schools, several tennis clubs, gyms and more.
- Only a few minutes away by car from San Pedro centre, the beach and Puerto Banus.

### THE VILLA

#### In figures:

Plot size: 1.200m<sup>2</sup>  
Built-up area: 581m<sup>2</sup>  
Surface terraces: 93m<sup>2</sup>  
Swimming pool 10m x 4m  
5 bedrooms

5 bathrooms  
1 guest toilet

## General:

- Spacious rectangular plot surrounded by lush greenery.
- Manicured garden with lawn and tropical vegetation.
- **Large heated swimming pool** with adjacent wooden sun terrace.
- An attached pergola terrace will be equipped with a lounge area and barbecue area with dining table.
- Picturesque views over the valley and to the La Concha mountain, with the Mediterranean on the horizon.
- Southern orientation.
- Privacy.

## The villa itself:

- **Detached villa with a modern Mediterranean architectural style.**
- Using high-quality materials and refined finishes.
- High ceilings and sliding windows create an airy and bright interior.
- Spacious, fully equipped kitchen with a cooking island where you can sit and a skylight that generates extra daylight.
- Following this is the open living space with a high vaulted ceiling equipped with a dining room and TV lounge.
- **From the living spaces, high sliding windows with recessed profiles offer a seamless transition to the exterior.**
- Italian marble floors.
- 5 bedrooms, 5 bathrooms.
- Master suite with fitted wardrobes and access to the garden.
- Parking for 2 cars.

## Other features:

Daikin air conditioning.  
Underfloor heating throughout the villa.  
Ventilation system.  
Gas fireplace.  
Solar panels.  
Siemens and Gaggenau appliances in the kitchen.  
Swimming pool with lighting and motorised cover.  
Security system.



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