



**Mediterranean luxury villa for sale with 5 bedrooms in prestigious golf surroundings in Nueva Andalucia's valley, Marbella**  
Marbella Area

🏠 House 📏 Plot 1255 m<sup>2</sup> 🏠 Built 422 m<sup>2</sup> 🏠 Terrace 80 m<sup>2</sup> 🛏 5 🚿 4 # Ref. 156260

💰 1.995.000 €

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 Spanish-style luxury villa for sale in Nueva Andalucia in Marbella

**SOLD**

### PROPERTY HIGHLIGHTS

- Centrally located in the golf valley.
- Partially renovated.
- Airy and bright interior.
- Privacy.

### THE LOCATION

- Located on the highest and largest plot of the urbanisation, surrounded by several leading golf courses of which Los Naranjos golf club is a 2-minute drive away.
- Just a few minutes' drive from a wide range of bars, restaurants, supermarkets and all kinds of amenities.
- Puerto Banus, its famous marina, stylish beach clubs, designer boutiques and luxury department store El Corte Ingles are a few minutes away by car.
- Five minutes from an international college.

### THE VILLA

#### In figures:

Plot size: 1.255m<sup>2</sup>  
Built-up area: 422m<sup>2</sup>  
Surface terraces: 80m<sup>2</sup>  
5 bedrooms  
4 bathrooms  
1 guest toilet  
2 living levels + lower floor

#### General:

- Spacious, flat plot largely enclosed by tall cypress trees, ensuring privacy.
- Large, manicured landscaped garden with lawn and bright flower beds.
- Swimming pool completely surrounded by lawn.
- Spacious covered terrace with integrated awnings.
- Facing south.
- Nice views of the surrounding area and the La Concha mountain.

## The villa itself:

- **Detached villa with luxurious, Andalusian architecture.**
- The property is fully fenced and offers access via a motorised garage gate and a pedestrian gate.
- An attractive wooden front door welcomes you into the entrance hall that opens onto the living area.
- The stairwell enjoys a triple-height ceiling that provides extra daylight as well as ventilation.
- Open plan living space with dining table and TV lounge with high sliding windows opening onto the outdoor area.
- Closed, fully equipped kitchen with adjacent utility room.
- 5 Bedrooms, 4 bathrooms of which 3 are en-suite and 1 guest toilet.
- On the upper floor there are 2 doors that open symmetrically onto 2 separate balconies at the front of the villa.
- Indoor garage for 5 cars, parking for 3 cars.

## Other features:

High ceilings.  
Air conditioning.  
Motorised shutters.  
Fitted wardrobes.  
Exterior lighting.  
Alarm system.





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