



**New luxury villa in attractive, Mediterranean architectural style for sale overlooking the golf course in the heart of Nueva Andalucia's golf valley**  
Marbella Area

🏠 House 📏 Plot 910 m<sup>2</sup> 🏠 Built 284 m<sup>2</sup> 🏠 Terrace 166 m<sup>2</sup> 🚗 4 🏠 3 🏠 # Ref. 156280-P

🏠 2.225.000 €

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## Mediterranean new build villa for sale in the desirable golfing area of Nueva Andalucia, Marbella

### OFF MARKET

### HIGHLIGHTS

- Almost move-in ready luxury villa.
- Prime location close to all amenities.
- Stunning views over the golf course and surrounding area.
- Under construction with expected completion in April 2023.

### THE LOCATION

- Located near the prestigious Los Naranjos Golf Club in the heart of Nueva Andalucia.
- Buggy distance from several first-class golf courses with associated amenities and numerous additional golf courses within a short distance.
- Just minutes from local amenities and several restaurants.
- About 10 minutes' drive to the world-famous centre of Puerto Banus with its luxurious marina and numerous designer boutiques.

### THE VILLA

#### In a few figures:

Plot size: 910m<sup>2</sup>  
Total built area: 284m<sup>2</sup>  
Covered terraces: 68m<sup>2</sup>  
Open terraces: 98m<sup>2</sup>  
4 bedrooms  
3+1 bathrooms  
Floors: 2

#### General:

- Spacious, fenced plot.
- Manicured garden with a pool surrounded by lawn and landscaped flower beds.
- Open terrace with ample space for installing dining and/or lounge areas.
- Barbecue area.
- Panoramic views of the surrounding area and the Los Naranjos golf course.
- Oriented from south to west.

## **The Villa:**

- **Detached luxury villa in a timeless Andalusian style.**
- Warm, Mediterranean living atmosphere where you can completely unwind.
- The living room has an open layout with a cosy fireplace lounge and dining area.
- Modernist, equipped kitchen with cooking island equipped with seating areas.
- From the living area, room-high sliding windows give out onto the garden so you can enjoy the outdoor charms at all times.
- 4 bedrooms, 3 bathrooms and 1 guest toilet.
- The large master bedroom is on the upper floor with a private terrace where you can enjoy undisturbed views.
- 2<sup>nd</sup> lounge that is also equipped with TV.
- A vast solarium provides additional space for leisure facilities and also offers stunning views of the prestigious Los Naranjos golf course.
- Carport for 1 car.

## **Other features:**

- Optionally furnished for an additional €120,000.
- Room-high sliding windows with recessed frames.
- Cream-coloured, porcelain tiled floors + wooden floors.
- Fitted wardrobes.

*Completion in April 2023.*



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