



**Spectacular resort-style luxury villa for sale with sea views in Nueva Andalucia's golf valley, Marbella**  
Marbella Area

🏠 House 📏 Plot 2465 m<sup>2</sup> 🏠 Built 695 m<sup>2</sup> 📏 - 🚪 5 🚿 5 # Ref. 157317

🏠 10.950.000 €

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.

## Majestic villa for sale with luxurious leisure facilities in Nueva Andalucia, Marbella

### PROPERTY HIGHLIGHTS

- Surrounded by golf courses and a short drive to all amenities.
- Panoramic sea views.
- Inviting interior design and generous outdoor spaces.
- Private padel court, home cinema, gym, spa, ...

### THE LOCATION

Peacefully located in a prestigious residential villa development in one of Marbella's most sought-after areas, Nueva Andalucia. Surrounded by several renowned golf courses including Los Naranjos Golf, Golf Las Brisas, Club de Golf Aloha with top of other class golf courses a short drive away. A short drive to all amenities, Puerto Banus marina and the beach.

### THE VILLA

#### In figures:

Plot size: 2.465m<sup>2</sup>  
Total built area: 695m<sup>2</sup>  
5 bedrooms, 5 bathrooms  
Guest toilet

#### General:

The expansive plot consists of 2 levels connected by a garden staircase. The lower level features a **beautifully landscaped ornamental garden** with several seating areas, a **private padel court** and an **outdoor kitchen island** where you can sit. With lush greenery surrounding the plot, the villa enjoys absolute privacy. Southeast facing enjoying **panoramic sea views**.  
**Mediterranean architecture with modern elements.**

#### Distribution:

Ground floor

A motorised gate gives access to the driveway that descends to a carport for 2 cars and additional parking for a 3<sup>rd</sup> car.

The entrance is embellished with water elements and a **double-height front door**.

The double-height entrance hall immediately opens onto a large sitting room with an adjacent office area.

**2nd living space** with a fully equipped **designer kitchen**, a breakfast nook and a cosy TV lounge.

Separate, formal dining room.

A guest bedroom en-suite.

**Home cinema.**

Open and covered terraces with lounge facilities and barbecue area.

An outstanding feature is the **architectural infinity pool with a floating sun terrace, sunken lounge and pool house** that will be equipped with multiple chill-out facilities.

Upper floor

The master suite with a private lounge, bathroom, large dressing room and access to an expansive terrace.

3 guest bedrooms each with a private bathroom and one of them with a private lounge.

Lower floor

Spa facilities with a sauna, steam bath, massage room, jacuzzi and bathroom.

Fully equipped gym.

Technical room.

## **Other features:**

Air conditioning for cooling and heating.

Multiple fireplaces both inside and outside.

Glass balustrades.

Dark, quality hardwood floors.

Fitted wardrobes.

Ambient lighting inside and outside.



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