



**Contemporary luxury villa for sale, unique frontline golf location in Nueva Andalucia's golf valley, Marbella**  
Marbella Area

🏠 House 📏 Plot 2033 m<sup>2</sup> 🏠 Built 1023 m<sup>2</sup> 🏠 Terrace 75 m<sup>2</sup> 🛏 6 🗺 5 # Ref. 160900

🏠 6.495.000 €

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 with direct golf course access in Nueva Andalucia, Marbella

### PROPERTY HIGHLIGHTS

- Exceptional frontline golf position.
- A short distance from the beach and all amenities.
- Mature garden with many palm trees and private pool.
- Privacy and tranquillity.
- Fully furnished - ready to move in.

### THE LOCATION

Uniquely positioned adjacent to the golf course with several renowned golf courses within short driving distance. A few minutes' drive from all amenities, Puerto Banus marina and the beach.

### THE VILLA

#### In figures:

Plot size: 2.033m<sup>2</sup>  
Total built area: 1.023m<sup>2</sup>  
Interior: 785m<sup>2</sup>  
Surface terraces: 75m<sup>2</sup>  
6 bedrooms, 5 bathrooms  
Guest toilets: 2

#### General:

**On an elevated corner plot with direct access to the golf course.**

**Magnificent landscaping** with high, tropical plantings provide the necessary **shelter and privacy**.

The outdoor spaces are an oasis with **generous chill-out areas, dining areas and a 2-level garden** connected by an outdoor staircase.

**Spectacular infinity pool** embellished with blue tiles.

South-east facing with **stunning views of the golf course and the picturesque La Concha mountain**.

#### The villa itself:

**Detached villa with timeless architecture.**

Using high-quality building materials.

**Sophisticated decoration** with warm colour tones, wooden accents and quality furniture pieces.

You are welcomed in the entrance hall equipped with a spacious cloakroom and lift.

**Large, open living space** with a lounge equipped with a fireplace and direct access to a spacious terrace.

Elegant kitchen with a raised beamed ceiling, central seating island and plenty of storage space.

Integrated dining area.

The many sliding windows create an **open and bright interior**.

6 bedrooms, 5 + 2 bathrooms.

**Spa facilities** including Turkish bath and hammam, embellished with blue tiles.

**Indoor garage for 10 cars.**

**Other features:**

**Lift.**

Air conditioning for cooling and heating.

Fitted wardrobes in the bedrooms.

Solar panels.

Outdoor LED lighting.



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