



**Ready to move in, modern luxury villa for sale surrounded by golf courses in Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📏 Plot 961 m<sup>2</sup> 🏠 Built 366 m<sup>2</sup> 🏠 Terrace 100 m<sup>2</sup> 🛏 6 🚿 6 🏠 Ref. 157680

💰 1.895.000 €

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.

## Renovated luxury villa for sale in Nueva Andalucia's golf valley, Marbella

### PROPERTY HIGHLIGHTS

- Steps from local restaurants and amenities.
- Just a few minutes' drive to Puerto Banus.
- Completely renovated.
- 6 bedrooms, 6 bathrooms.
- Ready to move in.

### THE LOCATION

Ideally located in the golf valley of Nueva Andalucia, in a pleasant residential area.  
Just a few minutes' drive from the most prominent golf courses in the valley, including Las Brisas, Los Naranjos and Aloha Golf.  
Close to a wide range of eateries, bars, restaurants, supermarkets and all amenities.  
A 5-minute drive from a commercial centre and Puerto Banus.

### THE VILLA

#### In figures:

Plot size: 961m<sup>2</sup>  
Total built area: 366m<sup>2</sup>  
Surface area of terraces: 100m<sup>2</sup>  
6 bedrooms  
6 bathrooms  
Guest toilet  
2 floors

#### General:

Flat plot, surrounded by a white stone fence and green, tall plantings.  
**A large sunny terrace is equipped with a lounge, barbecue area with outdoor dining space and a built-in private swimming pool.**  
The terrace borders an extensive lawn.  
**The white, detached villa was renovated with high-quality materials and neat finishes.**

High sliding windows with recessed frames generate plenty of natural light and also provide seamless access to the outdoor space.

## **Distribution:**

### *Ground floor*

Entrance hall with cloakroom and guest toilet.

Large, open living space with lounge, integrated dining area and kitchen.

The kitchen is fully equipped with top appliances and a seating island.

2 guest bedrooms en-suite.

Private parking for 4 cars.

Laundry room.

### *Upper floor*

4 bedrooms, 3 with an en-suite bathroom.

2 spacious terraces.

Other features:

Air conditioning.

Fitted wardrobes.

Intercom system.

Roller blinds.

Motorized roller shutters.

Alarm system.





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