

Mediterranean single storey villa for sale bordering the Aloha golf course in Nueva Andalucia, Marbella

Marbella Area

 House  Plot 952 m²  Built 280 m²  Terrace 27 m²  3  3  # Ref. 162999

 **2.300.000 €**

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.

Spanish style semi-detached villa for sale in Nueva Andalucia, Marbella

HIGHLIGHTS

- Frontline Aloha golf.
- Completely renovated villa.
- Large private garden.
- Swimming pool permit.
- All on one level.
- Move in ready.

THE LOCATION

Situated on the **frontline of the Aloha golf course and in a prestigious gated complex with 24 hour security.**

A short drive from several golf courses including Las Brisas, Los Naranjos and La Quinta Golf.

Puerto Banus, its famous marina, stylish beach clubs, designer boutiques and luxury department store El Corte Ingles are just a few minutes away by car and are also easily accessible by bike and bus.

THE VILLA

In figures:

Plot: 952m²
Total built area: 280m²
Built area: 253m²
Terrace area: 27m²
Bedrooms: 3
Bathrooms: 3
Guest toilet
1 living floor

General:

Plot of almost 1,000m² with permit for building a swimming pool.
Total area of 280m², as a result of the merger of 2 properties.

Manicured landscaped garden with extensive lawn.
The sunny terrace, equipped with lounge facilities, flows seamlessly into the lawn.
Southwest orientation.
View of the green surroundings and partly of the golf course.

Description:

Detached villa with a modern, Mediterranean architectural style.

Completely renovated in 2022 with high-quality finishes.

Everything is located on 1 living level.

High sliding windows with recessed frames provide a seamless transition between the interior and exterior spaces, while also generating plenty of natural light.

Spacious living room with direct access to a terrace.

Fully equipped American kitchen with integrated wine cooler and Siemens appliances.

Integrated dining area.

3 spacious bedrooms, each with its own bathroom.

The master suite with dressing room provides access to a private terrace.

Large format porcelain tiled floors.

Laundry room with a washing machine and dryer.

Parking for 2 cars and a golf cart.

Other features:

Daikin air conditioning.

Underfloor heating throughout.

Fireplace.

Double glazing.

Fitted wardrobes.

LED lighting inside and outside.

Alarm system with security cameras.



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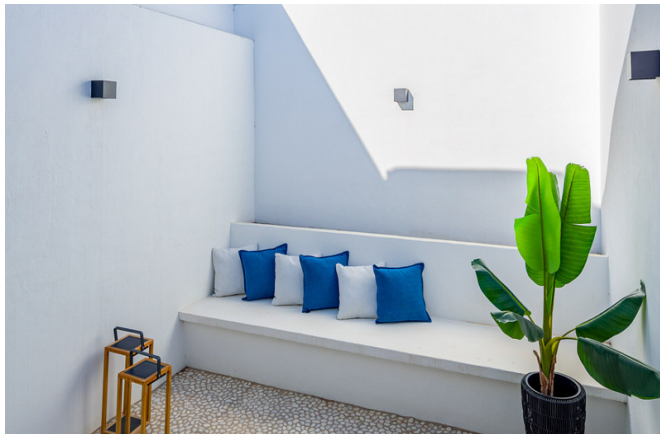
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