



### Frontline golf, contemporary villa for sale at Nueva Andalucia - Marbella

Marbella Area

🏠 House 📏 Plot 1963 m<sup>2</sup> 🏠 Built 610 m<sup>2</sup> 🏠 Terrace 210 m<sup>2</sup> 🛏 5 🚿 5 # Ref. 106596

🔄 On request

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.

## Contemporary Frontline golf villa for sale in Nueva Andalucia – Marbella

Modern luxury property completely decorated and furnished to the latest standards.

The property has overwhelming views to the golf course, La Concha mountain and partial sea views in the distance.

It is only a 5 minutes drive to the centre of Puerto Banus with all it's facilities, underway you will find a commercial centre, several supermarkets and more amenities.

The villa is only a short walk to 2 club houses.

The ground floor consists of an entrance hall with wardrobe and guest toilet. The hallway directly gives view to the heated infinity swimming pool to the golf course.

The custom made kitchen with top end Gaggenau appliances, the dining room and sitting room with connecting TV-room, have direct access to the terrace through large French windows. Further on there are 3 spacious bedrooms en suite with each their own terrace as well.

On the first floor is the master bedroom en suite with his separate dressing room, and the 5th bedroom en suite. Both have large French windows giving access to the large terrace with tropical wood flooring.

Other features:

Parquet flooring in the dining room, large marble tiles in the rest of the villa.

Individual Under floor electrical heating and air conditioning throughout.

Alarm system

Pre-installation music system.

Videophone

Sat.tv.

Quality design spots and up-lighters.

Completely furnished and decorated.

Hot water installation using solar panels.

Infinity salt water swimming pool heated with solar panels.

Water deposit.

Aut. Irrigated garden.

The owner has the right to make a direct access from the garden to the exclusive golf course.



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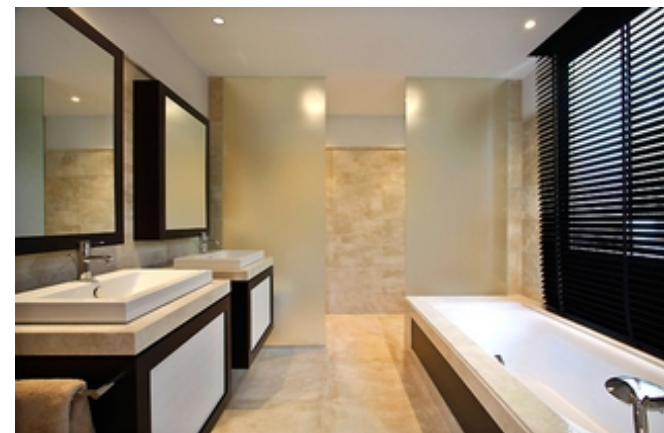
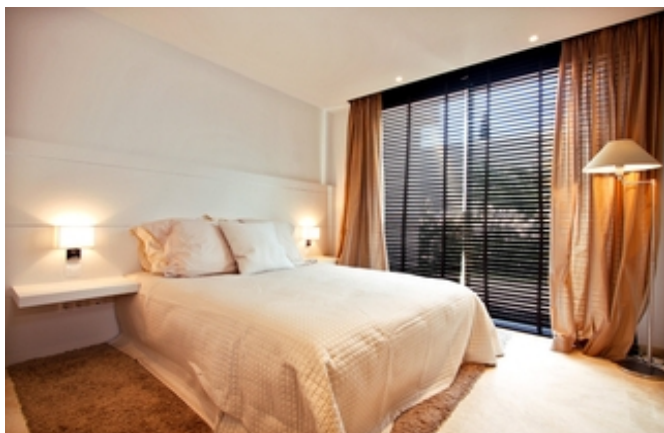
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