



**Luxury modern style villa for sale, bordering the golf course in Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📏 Plot 1090 m<sup>2</sup> 🏠 Built 342 m<sup>2</sup> 🏠 Terrace 167 m<sup>2</sup> 🛏 6 🗺 4 # Ref. 172800

🏠 3.995.000 €

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 from part of any contract. The price does not included purchase costs.

## **Stylish, modern luxury villa for sale, bordering the golf course in Nueva Andalucia, Marbella**

### **HIGHLIGHTS**

- Privileged location within a short drive of all amenities.
- Luxury villa on frontline golf.
- Solarium with jacuzzi and relaxation facilities.
- Spacious and bright rooms.
- Ready to move into.

### **THE LOCATION**

**Frontline golf position**, in the heart of Nueva Andalucia's golf valley, home to several other quality golf courses. The villa enjoys **stunning views over the golf course**. **A short drive to all amenities**, a 5-minute drive to the beach and the world famous Puerto Banus marina. The centre of Marbella, with its luxury shopping, nightlife, stylish beach clubs and excellent restaurants, is only a 9-minute drive away.

### **THE VILLA**

#### **In figures:**

Plot: 1,090m<sup>2</sup>  
Built interior area: 342m<sup>2</sup>  
Terrace area: 167m<sup>2</sup>  
Bedrooms: 6  
Bathrooms: 4  
Guest toilet  
3 floors + solarium

#### **General:**

**Spacious, secluded plot, bordering the golf course.**

Manicured landscaped garden with lawn.  
Indoor private swimming pool surrounded by a sun terrace.  
Barbecue area with an 'al fresco dining' area.  
Sunny and shady terraces offer the opportunity to enjoy the pleasant Mediterranean climate.  
A vast roof terrace has a jacuzzi and various relaxation options.  
**Views of the green fairways, mountains and the picturesque surroundings.**

## **Description:**

### **Detached villa with a sleek, contemporary architectural style.**

Carefully designed with attention to a superior finish.

High sliding windows with recessed frames provide a seamless transition between the interior and exterior spaces and also generate plenty of natural daylight.

**Very bright living space** with 2 lounge areas and a dining room.

Spacious kitchen, fully equipped with Gaggenau appliances and a seating island.

**6 bedrooms, 4 bathrooms and separate toilet.**

Office space.

**2 multifunctional spaces on the lower floor, one with a kitchenette.**

Large format natural stone tiled floors.

Technical room.

Covered garage for 2 cars.

Other features:

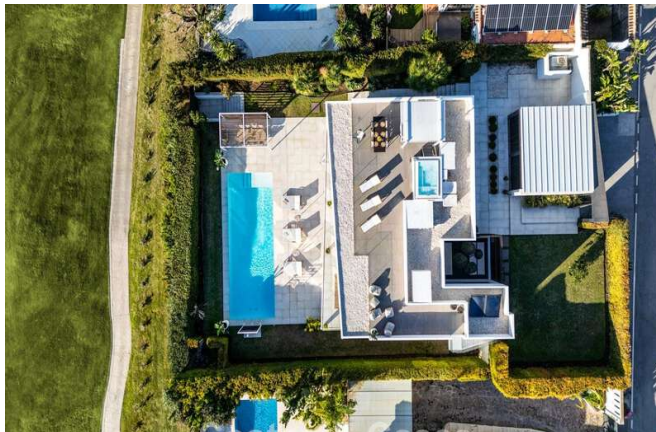
Air conditioning for cooling and heating.

Solar panels.

Built-in wardrobes.

Glass balustrades.

LED lighting inside and outside



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