



**Exclusive villa for sale, frontline golf, in a prestigious urbanisation in Nueva Andalucía, Marbella**

Marbella Area

🏠 House 📏 Plot 2671 m<sup>2</sup> 🏠 Built 712 m<sup>2</sup> 🏠 Terrace 236 m<sup>2</sup> 🛏 6 📶 6 # Ref. 201500

🏠 8.950.000 €

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## Move-in ready luxury villa for sale on the frontline of the golf course in Nueva Andalucía, Marbella

### HIGHLIGHTS

- Frontline golf location in a high-end, prestigious urbanisation
- Generous private garden with spectacular swimming pool
- 6 bedrooms, 6+2 bathrooms
- Move-in ready

### LOCATION

Ideally located in the heart of Nueva Andalucía's prestigious Golf Valley, surrounded by some of the most iconic golf courses, including Los Naranjos, Las Brisas and Aloha Golf Club. The villa offers **direct access to Los Naranjos Golf**, with carefully designed pathways wide enough for golf buggy use. Just a few minutes' drive from a wide selection of cafés, bars, restaurants, supermarkets and all essential amenities. Puerto Banús, with its world-famous marina, atmospheric beach clubs, designer boutiques and vibrant day and nightlife, is only a short drive away. An international school is also located just a few minutes away by car.

### THE VILLA

#### In figures:

Plot: 2,671 m<sup>2</sup>  
Built area: 712 m<sup>2</sup>  
Terrace area: 236 m<sup>2</sup>  
Bedrooms: 6  
Bathrooms: 6  
Guest toilets: 2  
3 levels

#### General:

**Spacious elevated plot directly bordering the golf course.**

**Beautifully landscaped garden with manicured lawns**, framed by lush Mediterranean planting.

**Extensive terraces** with multiple lounge and dining areas offer the perfect setting to enjoy the sun, views and privacy.

A **charming Andalusian patio** with decorative fountain, colourful tiles and abundant planting creates a peaceful and elegant outdoor space.

The **impressive infinity pool** is the centrepiece of the exterior, featuring an elevated section that subtly flows into a lower pool, surrounded by terraces with comfortable sun loungers. **Elegant gazebo with TV lounge and bar, complemented by a barbecue** and comfortable dining area for memorable outdoor moments.  
South-east orientation.  
**Views over the expansive garden and green golf fairways.**

## **Description:**

### **Detached villa in a classic Mediterranean architectural style.**

Designed with clean lines and a well-balanced sense of space.

Spacious living area with cosy TV lounge.

Separate formal dining room.

Independent kitchen, fully equipped with high-end professional appliances and a seating island.

Adjacent utility/laundry room.

### **6 bedrooms, 6 bathrooms and 2 guest toilets.**

The master bedroom features a luxuriously finished en-suite bathroom, dressing room and access to a private terrace.

### **Office space.**

### **Luxury loft-style home cinema with starry ceiling.**

Wine cellar/storage room.

Technical room.

Parking space for multiple vehicles.

Additional features

Air conditioning

### **Underfloor heating**

Fireplaces (more than one)

Double glazing

Marble floors

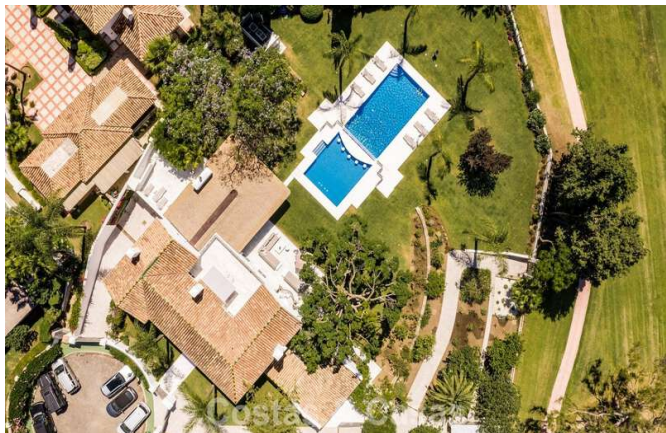
Fitted wardrobes with accent lighting

LED lighting indoors and outdoors

Home automation system

Alarm system

Terrace awnings



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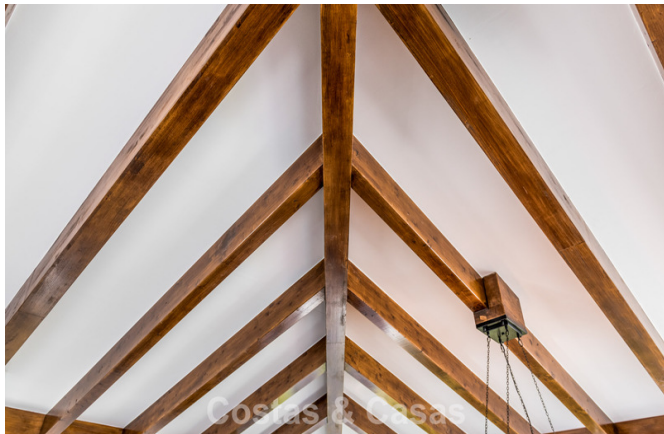


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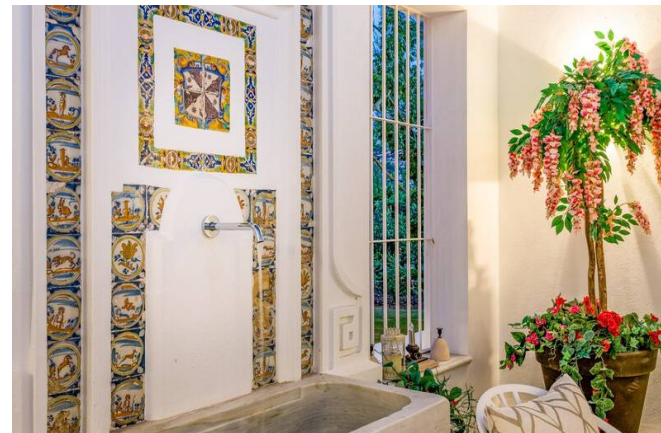


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