



Semi-detached villa with excellent potential for sale, frontline golf in Nueva Andalucía, Marbella
Marbella Area

🏠 House 📏 Plot 625 m² 🏠 Built 288 m² 🏠 Terrace 88 m² 🛏 5 🚿 2 # Ref. 213600

🔗 On request

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Spacious frontline golf property for sale in Nueva Andalucía, Marbella

HIGHLIGHTS

- Frontline golf location.
- Within walking distance of local amenities.
- Small-scale community of just four properties, with beautiful communal gardens and swimming pool.
- Generous 625m² plot with private garden.
- Versatile basement with potential for a gym, home cinema or additional bedrooms.
- Excellent renovation and modernisation potential.

THE LOCATION

This property enjoys an exceptional location in the exclusive Golf Valley of Nueva Andalucía, directly bordering one of the most sought-after golf courses in the area. The surroundings are renowned for their peaceful, green and luxurious atmosphere, while all essential amenities are conveniently close by.

Within walking distance, you will find several supermarkets, charming shops, quality restaurants, cafés, a pharmacy and public transport.

The area is also ideally located for sports and education, with renowned international schools, an extensive padel and sports centre, and prestigious football facilities all within close proximity.

In addition, the vibrant marina of Puerto Banús, the beach and Marbella town centre can all be reached within just 10 minutes by car.

The property also benefits from a large communal swimming pool measuring 17 × 5 metres, exclusively shared by just four properties.

THE SEMI-DETACHED VILLA

In figures:

Plot: 625m²
Built area: 288m²
Terrace area: 88m²
Bedrooms: 5
Bathrooms: 2 + 2

General:

A generous private plot of 625m² offering excellent privacy, tranquillity and outdoor space.

A beautifully maintained private garden with mature orange and lemon trees, equipped with an automatic irrigation system.

The property features a total of four terraces and a covered entrance porch, providing the perfect spot at any time of day for relaxing, sunbathing or dining **al fresco**. There is also direct access to the adjoining communal gardens.

The property enjoys a favourable orientation, providing an abundance of natural light throughout the day.

Breathtaking open views of the imposing La Concha mountain, beautifully landscaped gardens and the rolling greens of the golf course.

Description:

This charming semi-detached villa is designed in an Andalusian-colonial style and is distributed across three full floors.

The property was built using high-quality materials and is in excellent condition, featuring timeless architecture that can easily be adapted to suit a more contemporary style.

The interior is exceptionally **bright and spacious**, thanks to the generous windows and an impressive 3-metre ceiling height on the ground floor.

The main living area comprises a spacious and welcoming 47m² living and dining room with a classic fireplace and direct access to two covered terraces.

The kitchen combines modern comfort with the warm appeal of natural wood and benefits from an adjoining, practical utility room.

The property offers five bedrooms, including a master suite on the upper floor with a walk-in wardrobe, en-suite bathroom and private terrace.

The remaining bedrooms on this floor share a bathroom and a separate toilet.

There are two fully equipped bathrooms with walk-in showers in total, including the master bathroom with views of La Concha, plus two separate guest WCs with bidets.

The lower level/basement comprises two additional bedrooms and a **large open-plan space that could be adapted to suit a variety of purposes**, such as a home cinema, gym, games room or office.

Thanks to its generous size, this level also offers the potential to create additional facilities or a third bathroom.

Integral garage.

Additional features:

Air conditioning for cooling and heating.

Fireplace.

Fitted wardrobes.

Double glazing and security shutters.

LED lighting.

Alarm system.

Automatic irrigation system.



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