



### Golf villa to buy in an up-market area of Nueva Andalucia – Marbella

Marbella Area

🏠 House 📏 Plot 1036 m<sup>2</sup> 🏡 Built 400 m<sup>2</sup> - 🛏 3 🚿 3 # Ref. 110287

💰 1.225.000 €

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.

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### FOR SALE IN MARBELLA

Located in a golf complex of private villas in Marbella's Golf Valley, Nueva Andalucia where you will find 6 golf courses, all amenities and Puerto Banus within no more than a few minutes drive.

### THE VILLA FOR SALE

Tranquil and secure location.

South, South-east and South-west facing to enjoy the sun all day long.

Well maintained private flat mature cozy garden and pool.

Panoramic views of the garden, mountain, golf and sea.

Privacy

Well maintained cozy detached villa distributed over 3 floors.

In total 3 bedrooms, 3 bathrooms en-suite and a guest toilet placed by the entrance.

On the entrance floor there is spacious living room with fire place and direct access to a sunny porch and to the green area and swimming-pool.

Connecting to the living room you will find a fully furnished kitchen connected to the dinning area which has direct exit to the porch.

On the upper floor you will find the master bedroom en suite with a dressing area and direct exit to the upstairs terrace.

#### *Other features:*

Wooden flooring in the main areas.

Air conditioning hot & cold.

Double glazing in the windows.

Satellite TV.

Alarm.

CCTV system.

Music system in the terrace.

Covered garage for 2 cars and carport for 2 more cars.

**Priced to sell and still negotiable**

*Summary:*

**Cozy Andalusian styled villa for sale in an up-market area of Nueva Andalucia – Marbella.**

**It is a cozy and well maintained property with a lovely garden placed very close to one of the most renowned golf courses in Marbella.**





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