



## EXCLUSIVE VILLA IN NUEVA ANDALUCIA | MARBELLA

6,995,000 €

Reference: 1058AMA   Bedrooms: 5   Bathrooms: 6   Plot Size: 3,062m<sup>2</sup>   Build Size: 653m<sup>2</sup>   Terrace: 119m<sup>2</sup>







## Costa del Sol, Nueva Andalucía

Spacious Luxury Villa for Sale in Nueva Andalucia, Marbella – An Oasis of Elegance & Comfort Introducing an exclusive villa in Nueva Andalucia, Marbella, a property that embodies the essence of refined living. Located in the prestigious La Cerquilla area, this villa blends timeless architectural design with lush landscaping, offering a tranquil retreat just moments from world-class golf courses, fine dining, and luxury amenities. Key Features of the Villa •Built area: 653 m<sup>2</sup> •Plot size: 3,062 m<sup>2</sup> of flat land with lush gardens •Bedrooms: 5 spacious rooms, each with direct garden access •Bathrooms: 5 elegantly designed bathrooms, including 2 en-suite with premium finishes •Designer Danespan kitchen: Open-plan concept with a large central island and dual dining areas •Expansive living room & reading area, overlooking the gardens •Wraparound covered terrace, perfect for year-round outdoor living •Garage for 4 cars, with additional storage space •Top-tier finishes: Lutron lighting, Technal security windows •Private water reservoir, ensuring maximum efficiency A Spectacular Garden – A Botanical Masterpiece One of the villa's most defining features is its exotic garden, designed by the renowned Fantastic Garden landscaping firm. This lush paradise provides an unmatched sense of serenity, with a curated selection of rare and spectacular plants: •Majestic ficus trees & Washingtonia robusta palms, offering shade and privacy •Blooming jacarandas, creating a dreamlike atmosphere with vibrant purple hues •Strelitzia Nicolai (Giant Bird of Paradise) & Cycas revoluta, adding a tropical touch •Exotic plants such as Hibiscus, Kentias, and Dracaena, enhancing the natural elegance of the landscape The seamless harmony between the villa's architecture and its lush botanical surroundings creates a one-of-a-kind atmosphere, ideal for those seeking natural beauty without compromising on modern comforts. A Prestigious Investment on the Costa del Sol Nueva Andalucía is one of Marbella's most exclusive areas, with a booming real estate market and exceptional investment potential. Owning a villa in this area offers: •High rental returns, thanks to the ever-growing demand for exclusive properties •Long-term property value appreciation, as the area continues to attract global investors •Proximity to Puerto Banús, the epicenter of luxury and glamour on the Costa del Sol •Immediate access to top-tier golf courses, including Los Naranjos Golf Club & Aloha Golf Club If you are looking for a prestigious real estate investment in one of Spain's most sought-after locations, this spacious villa for sale in Nueva Andalucía, Marbella is the perfect choice. A Villa That Tells Marbella's Story This property is more than just a home—it is a testament to Marbella's evolution, from its bohemian jet-set roots of the 1970s to its status as a modern luxury enclave. With exquisite architecture, an extraordinary botanical garden, and high-end finishes, this villa is a true masterpiece, where comfort meets elegance in a breathtaking setting. Schedule Your Private Viewing



## Features:

### Features

Covered Terrace  
Private Terrace  
Double Glazing  
Fitted Wardrobes

### Views

Panoramic  
Garden  
Pool  
Golf

### Pool

Private

### Garden

Private

### Utilities

### Orientation

South Facing

### Setting

Close To Golf  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

### Security

### Category

Investment  
Luxury

### Climate Control

Air Conditioning

### Condition

Recently Renovated

### Kitchen

### Parking

Garage  
Private  
Multiple Spaces  
Energy Rating  
B