



# MODERN GOLF VALLEY VILLA FOR SALE IN NUEVA ANDALUCÍA | MARBELLA

4,975,000 €

Reference: 1140AMA Bedrooms: 5 Bathrooms: 6 Plot Size: 1,112m<sup>2</sup> Build Size: 553m<sup>2</sup> Terrace: 200m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

**MODERN GOLF VALLEY VILLA FOR SALE IN NUEVA ANDALUCÍA** CONTEMPORARY LIVING IN THE HEART OF LA CERQUILLA This modern villa is situated in one of the most prestigious residential areas of Nueva Andalucía, nestled within the renowned Golf Valley. Elevated on a generous plot, the property offers exceptional privacy, spectacular views over the golf course, and a tranquil lifestyle surrounded by nature and luxury. **PROPERTY HIGHLIGHTS** • Approx. 435 m<sup>2</sup> built area • Elevated plot in exclusive La Cerquilla • Open-plan interiors with floor-to-ceiling windows • Infinity pool and landscaped gardens • Cinema room and entertainment level • Multiple en-suite bedrooms with golf views • Premium finishes and smart home technology • Close to golf, Puerto Banús, restaurants, and services

**SPACIOUS INTERIORS AND NATURAL LIGHT** The villa is arranged over multiple levels and welcomes you with a double-height entrance hall. Inside, the layout is open and bright, with expansive living and dining areas that flow directly onto outdoor terraces and a beautifully landscaped garden with an infinity pool—ideal for entertaining and enjoying Marbella's mild climate.

**PRIVATE BEDROOMS AND ENTERTAINMENT SPACE** The upper level houses spacious en-suite bedrooms with breathtaking views over the golf course. The lower level is dedicated to relaxation and leisure, featuring a cinema room and multipurpose areas that can be adapted as a gym, spa, or lounge.

**HIGH-QUALITY FINISHES AND PRIME LOCATION** Designed with comfort and elegance in mind, the property features premium materials, smart home integration, and stylish details throughout. Located just a short drive from Puerto Banús, beaches, golf clubs, international schools, and fine dining, it offers the perfect blend of lifestyle, design, and location.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
Games Room  
Barbeque  
Basement

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool  
Golf

### Pool

Private

### Garden

Private

### Category

Investment  
Golf  
Luxury  
Resale

### Orientation

North Facing  
East Facing

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Frontline Golf

### Furniture

Fully Furnished

### Security

Alarm System  
Electric Blinds

### Climate Control

Air Conditioning  
Fireplace  
U/F Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Garage  
Private  
More Than One