

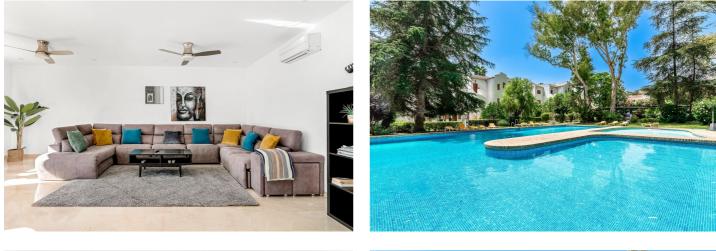


# Detached Villa for sale in Nueva Andalucía, Marbella

# 865,000€

**Reference:** R4875049 **Bedrooms:** 3 **Bathrooms:** 4 **Plot Size:** 153m<sup>2</sup> **Build Size:** 252m<sup>2</sup> **Terrace:** 56m<sup>2</sup>













# Costa del Sol, Nueva Andalucía

3-Bedroom En-Suite Villa with Luxurious Amenities in a Gated Complex Experience the epitome of luxury living in this modern 3-bedroom villa, perfectly designed for comfort and style. Each bedroom comes with its own en-suite bathroom, providing ultimate privacy and convenience. This is the ONLY villa in the community, ideal for those who want a detached villa with all the comforts and benefits of living in a gated community with 3 swimming pools, large gardens, spa, gym and tennis court. The complex is next to Aloha Golf Course. The property has LPO (First Occupation License) and a holiday rental license. Key Features: Spacious Living & Dining Area: Enjoy the expansive living and dining space with direct access to a terrace complete with a BBQ area. 3 Large Double En-suite Bedrooms: All bedrooms have their own en-suite bathroom for ultimate comfort and privacy. Indoor Patio & Wine Cellar: Relax in the indoor patio with glass retractible ceiling or savor your favorite vintages in the dedicated wine cellar. Fully Fitted Kitchen: A large, fully equipped kitchen with an adjoining laundry room ensures all your culinary needs are met. Top-Floor Terrace: Take in the stunning views from the large terrace on the top floor. Guest Toilet: Additional guest toilet for convenience. Parking for 2 vehicles & Additional guest parking. Location: Aloha, Nueva Andalucía, Marbella: Situated in the prestigious and sought-after area known as the Golf Valley, this villa offers the best of luxury living. Known for its world-class golf courses and stunning surroundings, this area is a haven for golf enthusiasts and those seeking an upscale lifestyle. Only a 7 minute drive to Puerto Banus and the beach. Community Amenities: Gated Urbanisation: Ensuring privacy and security for all residents. Swimming Pools: Two large swimming pools for relaxation and recreation. Expansive Gardens: Over 10,000m<sup>2</sup> of meticulously maintained gardens. Clubhouse: On-site clubhouse featuring an indoor pool and gym. Located in a prestigious gated community, this villa offers an unparalleled lifestyle with access to world-class amenities. Whether you're looking for a permanent residence or a luxurious holiday retreat, this villa is the perfect choice. Don't miss out on this incredible opportunity to live in one of the most sought-after locations. Contact us today to schedule a viewing!





### Features:

### Features **Covered Terrace** Near Transport **Private Terrace** Satellite TV **Ensuite Bathroom** Marble Flooring **Double Glazing Fitted Wardrobes** Solarium WiFi Gym **Tennis Court Guest Apartment** Barbeque Near Mosque **Fiber Optic** Views

Garden

#### Pool

Communal Indoor **Garden** Communal Landscaped Easy Maintenance

#### Utilities

Electricity Drinkable Water

#### Orientation South West South West

Climate Control Air Conditioning Cold A/C Hot A/C Central Heating U/F/H Bathrooms

### Setting

Close To Golf Close To Port Urbanisation Close To Sea Close To Shops Close To Shops Close To Town Close To Schools Frontline Golf Village Close To Forest Close To Forest Close To Marina **Furniture** Optional

### Security Gated Complex

Category Reduced Holiday Homes Investment Bargain Golf Luxury Resale Condition Good Excellent Recently Refurbished Recently Renovated

Kitchen Fully Fitted

Parking Garage Private Covered Street





Contemporary