



## 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>







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## 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 retractable 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

### 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 Town  
Close To Schools  
Frontline Golf  
Village  
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

### Pool

Communal  
Indoor

### Garden

Communal  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water

### Kitchen

Fully Fitted

### Parking

Garage  
Private  
Covered  
Street



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## Contemporary