

Marbella / Nueva Andalucía – Nueva Andalucia - Banus

# Luxury Villa in front line Golf in Nueva Andalucía Marbella

*Property ID: ES19385192*



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PURCHASE PRICE: 4.595.000 EUR • LAND AREA: 1.408 m<sup>2</sup>

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## At a glance

Property ID	<b>ES19385192</b>	Purchase Price	<b>4.595.000 EUR</b>
Bedrooms	<b>5</b>	Commission	<b>No buyers commission</b>
Bathrooms	<b>6</b>	Usable Space	<b>ca. 495 m<sup>2</sup></b>
		Equipment	<b>Swimming pool, Fireplace</b>

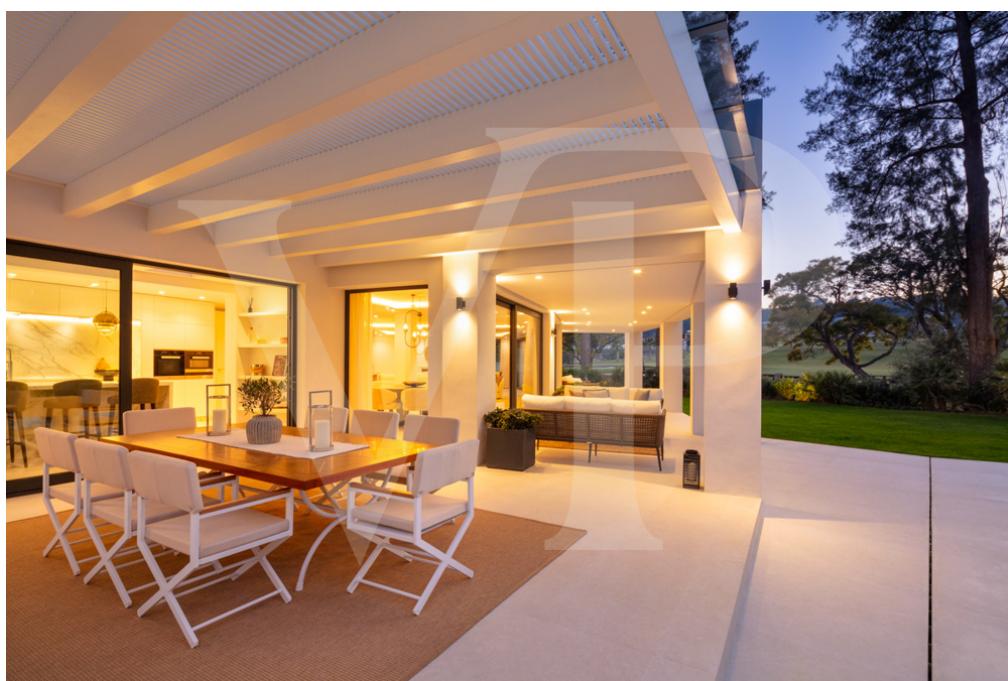
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## Energy Data

Type of heating	<b>Underfloor heating</b>	
Energy information	At the time of preparing the document, no energy certificate was available.	
		Energy efficiency class
		<b>D</b>
Year of construction according to energy certificate		2019

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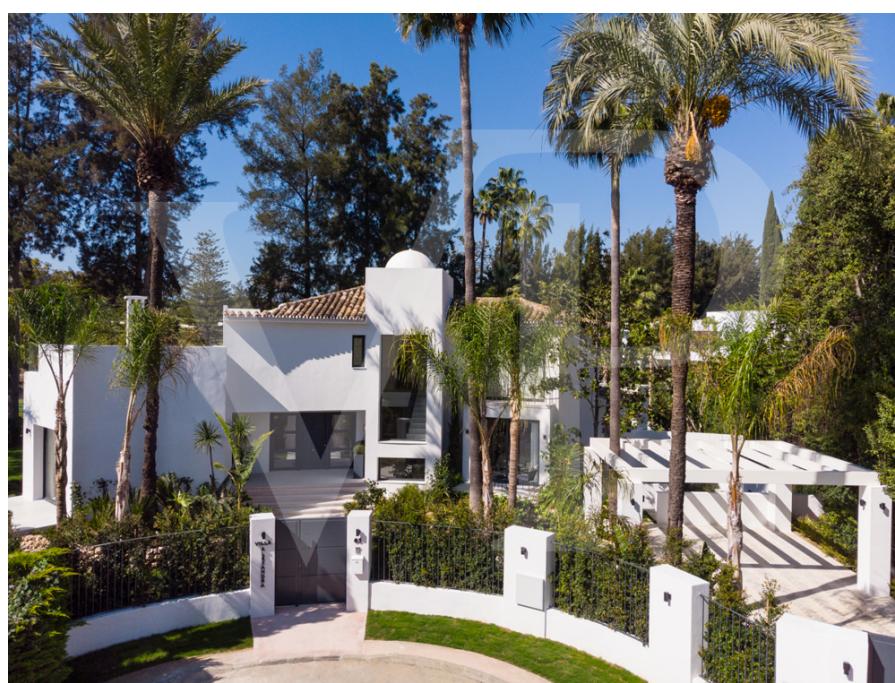
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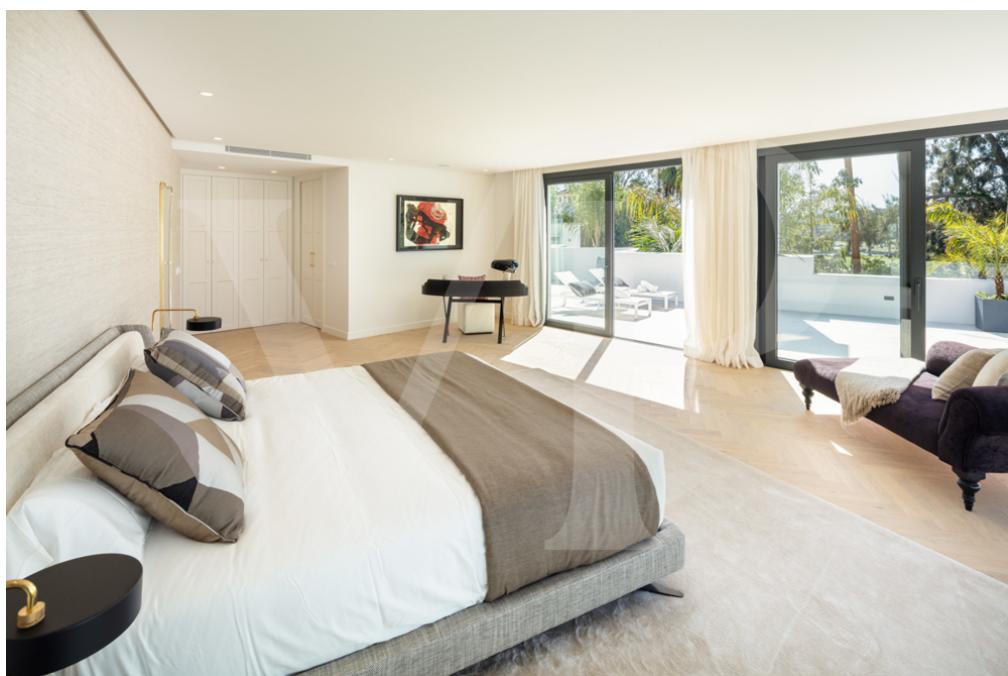
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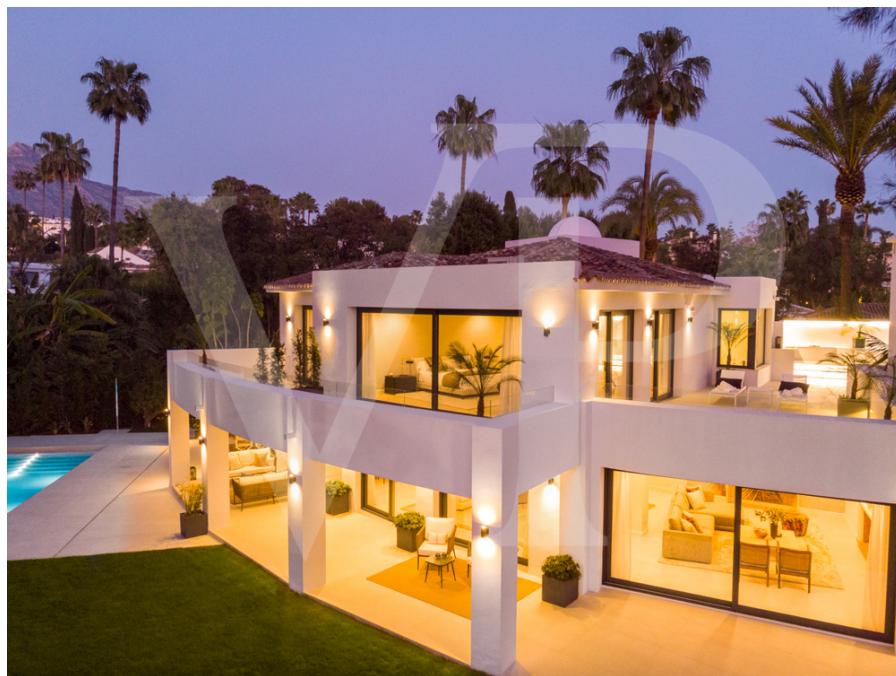
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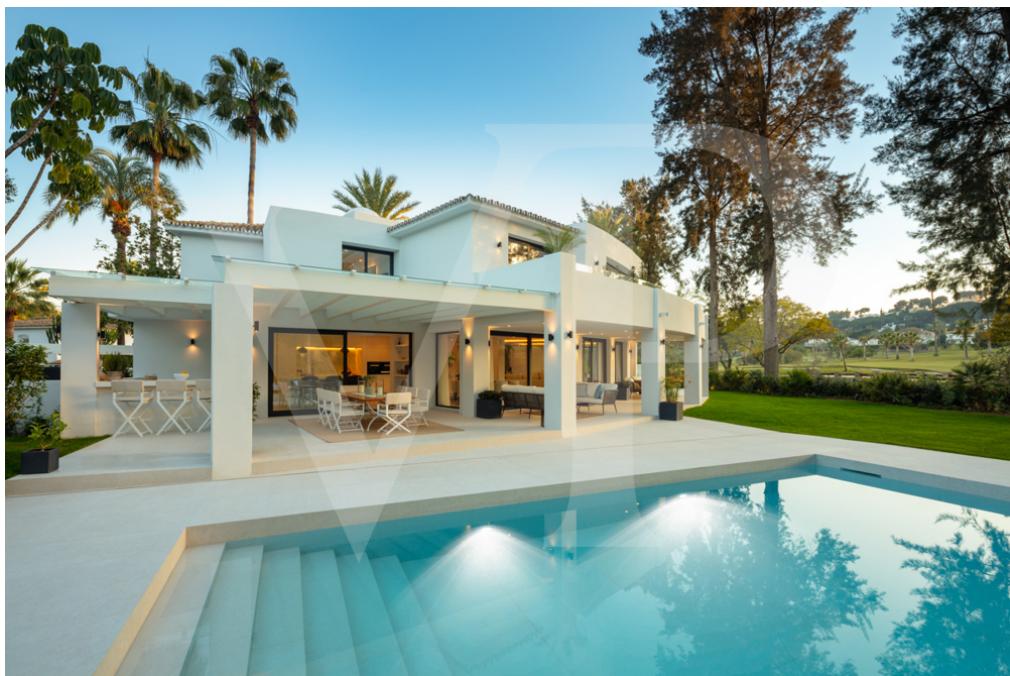
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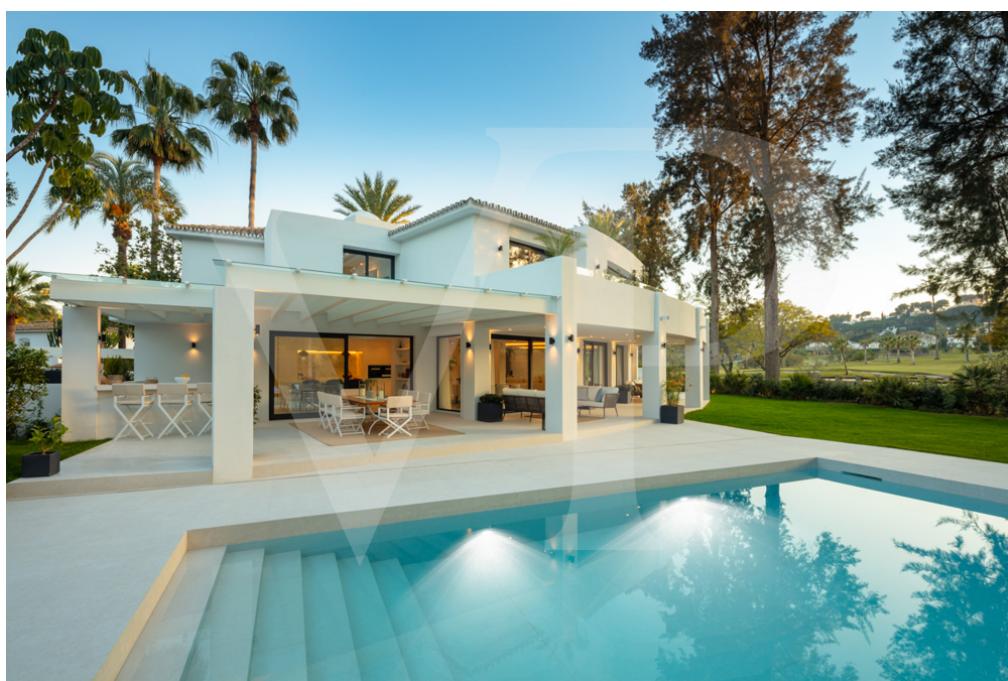
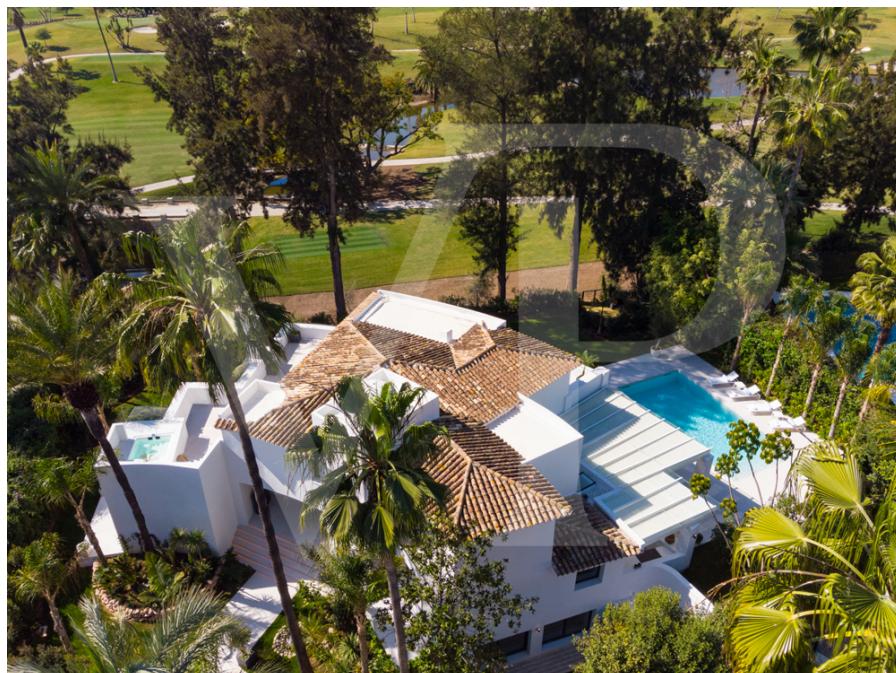
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## A first impression

Fantastic villa in front of one of the best golf courses of Nueva Andalucía. This villa has been completely refurbished with the best quality standards. No detail has been spared. The wonderful views to the golf course give the feeling of peace from any angle of the house. The villa with its large windows offers very spacious and cosy rooms. Starting with its large foyer giving privacy to the social areas of the property. It has a large living room with three rooms and wonderful views to the golf course and the terrace with its large swimming pool. In one area of the lounge there is a cozy place to sit in front of the fireplace. The other part of the lounge was created to receive guests and the dining area with the kitchen is integrated in an elegant and discreet way into the space. The modern concept kitchen is fully equipped with high quality appliances and details that leave no wish unfulfilled. It has access to the terrace and the outdoor dining area where we also find the outdoor barbecue area and a very well thought summer kitchen. The large terrace along the house offers different atmospheres to enjoy moments in the open air. The swimming pool is integrated into the area as it has been built with the same materials. On the same floor we have two bedrooms with en suite bathrooms in different wings of the house, perfect for guests' privacy and a courtesy toilet. The staircase to the upper floor has a large window that permits the natural light to shine in. The entire upper floor has high quality solid wood floors. The large master bedroom with impressive views of the golf course has a dressing room, large bathroom en suite and access to a large terrace with an outdoor Jacuzzi to enjoy at any time of the year. Due to its west orientation, you can contemplate the wonderful sunsets that the Costa del Sol offers. The other three bedrooms on this floor are spacious and have an en-suite bathroom. Two of them have access to the terrace and the other one has a balcony. The ground floor of the villa has been designed as a lounge for relaxing or watching TV, it has a modern wine cellar and a small garden. The villa is located on a cul de sac, so tranquility and security are guaranteed. The high quality custom-made design furniture, accessories and lighting are offered separately of the purchase price of the villa. The residential area of Marbella-Nueva Andalucía is very close to the Marina of Puerto Banús. It is an extraordinarily attractive and prestigious residential area, surrounded by nature and mountains, for living all year round or for spending your holidays, also known as Valle del Golf. Here you can find some of the best golf courses on the coast such as Las Brisas Golf, Aloha Golf Club, Los Naranjos Golf and La Dama de Noche Golf. This residential area also offers many excellent restaurants, shops, supermarkets, shopping centers and has the prestigious international school "Aloha College". Nearby there is a heliport, hospitals and the infrastructure is great. In just a few minutes you can reach Puerto Banus to enjoy its glamour, its beautiful shops and restaurants or Marbella centre with its sandy beaches.



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Malaga International Airport is only 35 minutes away.

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## Contact partner

For further information, please contact your contact person:

Daniel Ritter

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Centro Comercial Guadalmina IV, local 14 Marbella  
E-Mail: [marbella@von-poll.com](mailto:marbella@von-poll.com)

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