



## Frittliggende villa til salgs i Nueva Andalucía, Marbella

865 000 €

Referanse: R4875049 Soverom: 3 Bad: 4 Plottstørrelse: 153m<sup>2</sup> Bebygget areal: 252m<sup>2</sup> Terrasse: 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 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!



## Egenskaper:

### Funksjoner

Dekket terrasse  
Nær transport  
Privat terrasse  
Satellitt -TV  
Ensuite bad  
Marmorgulv  
Dobbeltvindu  
Monterte garderober  
Solarium  
Wifi  
Treningsstudio  
Tennisbane  
Gjestleilighet  
Grill  
Nær moskeen  
Fiberoptisk

### Utsikt

Hage

### Orientering

Sør  
Vest  
Sørvest

### Innstilling

I nærheten av golf  
I nærheten av havnen  
Urbanisering  
Nær sjøen  
I nærheten av butikker  
Nær byen  
Nær skoler  
Frontline Golf  
Landsby  
I nærheten av skogen  
Nær marina

### Møbler

Valgfri

### Sikkerhet

Inngjerdet kompleks

### Kategori

Redusert  
Feriehus  
Investering  
Handel  
Golf  
Luksus  
Videresalg

### Klimakontroll

Klimaanlegg  
Kald a/c  
Varm a/c  
Sentraloppvarming  
U/f/h bad

### Betingelse

God  
Glimrende  
Nylig pusset opp  
Nylig renovert

### Kjøkken

Fullt montert

### Parkering

Garasje  
Privat  
Dekket  
Gate

### Basseng

Kommunal  
Innendørs

### Hage

Kommunal  
Anlagt  
Enkelt vedlikehold

### Verktøy

Elektrisitet  
Drikkbart vann



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Samtidig