



## Detached Villa for sale in Nueva Andalucía, Marbella

10,950,000€

Reference: R5148595 Bedrooms: 5 Bathrooms: 6 Plot Size: 2,465m<sup>2</sup> Build Size: 695m<sup>2</sup> Terrace: 141m<sup>2</sup>















## Costa del Sol, Nueva Andalucía

Located in the heart of La Cerquilla, one of the most established and peaceful residential areas of Marbella, this property represents a high-level proposal for those seeking comfort, design, and environment. The house is built on an elevated plot, allowing for open views of the Mediterranean Sea and the surrounding vegetation. Its orientation and layout make the most of natural light and environmental conditions, integrating interior spaces with the exterior landscape harmoniously. The rooms are distributed over three floors that combine spaciousness, functionality, and privacy. On the main level, there is an open-plan living room that connects to the dining room and kitchen. This space, designed for both day-to-day living and special occasions, has direct access to the outside and panoramic views. The kitchen is equipped with modern technology and carefully selected finishes. The master suite, with sea views, has a dressing room and private bathroom. Among its features are a cinema room, a spa area with a jacuzzi, sauna, and Turkish bath, as well as a treatment room. It also has a private paddle court, ideal for those who enjoy sports at home. La Cerquilla is known for its tranquil atmosphere, proximity to golf courses, and good connection to the amenities of Nueva Andalucía and Puerto Banús.





## **Features:**

FeaturesOrientationClimate ControlCovered TerraceEastAir Conditioning

Lift South Fireplace

Near TransportWestCentral HeatingPrivate TerraceSouth EastU/F HeatingSatellite TVSouth West

Storage Room
Ensuite Bathroom
Fitted Wardrobes
WiFi

Gym Sauna Paddle Tennis

Wood Flooring Jacuzzi Bar

Barbeque Domotics

Access for people with reduced

mobility

ViewsSettingConditionSea ViewsClose To GolfExcellent

Mountain Close To Port
Garden Urbanisation
Pool Close To Sea
Golf Close To Shops
Close To Town

Town

Close To Forest Close To Marina

Close To Schools

PoolFurnitureKitchenHeatedFully FurnishedFully Fitted

**Private Pool** 

GardenSecurityParkingPrivate GardenGated ComplexPrivateAlarm SystemCovered

UtilitiesCategoryElectricityGolfDrinkable WaterLuxuryTelephoneResale