



## Detached Villa for sale in Nueva Andalucía, Marbella

865.000 €

Referencia: R4875049    Dormitorios: 3    Baños: 4    Terreno: 153m<sup>2</sup>    Construido: 252m<sup>2</sup>    Terraza: 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!



## Características:

### Características

Terraza Cubierta  
Cerca de Transporte  
Terraza Privada  
TV Satélite  
Baño En-Suite  
Suelos de Mármol  
Doble acristalamiento  
Armarios Empotrados  
Solario  
WiFi  
Gimnasio  
Pista de Tenis  
Aprtmnt. Huéspedes  
Barbacoa  
Cerca de la Mezquita  
Fibra óptica

### Vistas

Vistas a Jardín

### Piscina

Piscina Comunitaria  
Piscina Cubierta

### Jardin

Jardín Comunitario  
Jardín Paisajístico  
Jardín de fácil mantenimiento

### Servicios Públicos

Electricidad  
Agua Potable

### Orientación

Sur  
Oeste  
Orientación Suroeste

### Posición

Cerca de Golf  
Cerca de Puerto  
Urbanización  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Ciudad  
Cerca de Colegios  
Primera línea de Golf  
Pueblo  
Cerca de los Bosques  
Cerca de Marina

### Muebles

Opcionales

### Seguridad

Recinto Cerrado

### Categoría

Reducido  
Casas de vacaciones  
Inversion  
Ganga  
Golf  
Lujo  
Reventa

### Climatización

Aire Acondicionado  
A/A Frio  
A/A Caliente  
Calefacción Central.  
Baño

### Estado

Buen estado de conservación  
Excelente estado de conservación  
Renovado Recientemente  
Reformado Recientemente

### Cocina

Cocina Equipada

### Aparcamiento

Garaje  
Párking Privado  
Párking Cubierto  
Párking en Calle



## Contemporáneo