



# Detached Villa in Nueva Andalucía

Price € 3,950,000

Bedrooms	3
Bathrooms	5
Build Size	518 m <sup>2</sup>
Terrace	60 m <sup>2</sup>
Plot Size	1735 m <sup>2</sup>

## SETTING

- ✓ Frontline Golf
- ✓ Close To Golf

## ORIENTATION

- ✓ South East

## CONDITION

- ✓ Excellent
- ✓ Good
- ✓ New Construction

## POOL

- ✓ Private
- ✓ Heated

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ U/F/H Bathrooms

## VIEWS

- ✓ Sea
- ✓ Panoramic
- ✓ Pool

## FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Guest Apartment
- ✓ Ensuite Bathroom
- ✓ Basement
- ✓ Fitted Wardrobes
- ✓ WiFi
- ✓ Storage Room
- ✓ Jacuzzi
- ✓ Fiber Optic
- ✓ Near Transport
- ✓ Gym
- ✓ Utility Room
- ✓ Double Glazing

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Partially Fitted
- ✓ Kitchen-Lounge

## GARDEN

- ✓ Private

## SECURITY

- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ 24 Hour Security

## PARKING

- ✓ More Than One
- ✓ Private

## UTILITIES

- ✓ Electricity
- ✓ Solar water heating

## CATEGORY

- ✓ Golf
  - ✓ Luxury
- 

This luxury villa, newly constructed in 2010 and completed in 2011, is ideally located in Nueva Andalucía, Marbella (Málaga), with direct frontage to the prestigious Los Naranjos Golf Course. Facing south-east, the property embodies high-end living with exceptional quality, security, and comfort across 518 m<sup>2</sup> of built space on a 1,157 m<sup>2</sup> plot.

The villa offers three spacious en-suite bedrooms plus a self-contained guest apartment, allowing up to five guests to stay independentl - ideal for families or visitors. It features underfloor heating and cooling, a bright living room with a fully equipped open-plan kitchen, a utility room, and an additional kitchenette.

A variety of covered and uncovered terraces provide panoramic views of the golf course and pool. The property also includes a private 60 m<sup>2</sup> terrace + a roof terrace with jacuzzi, perfect for relaxation and entertaining.

Premium amenities reinforce the villa's luxury status:

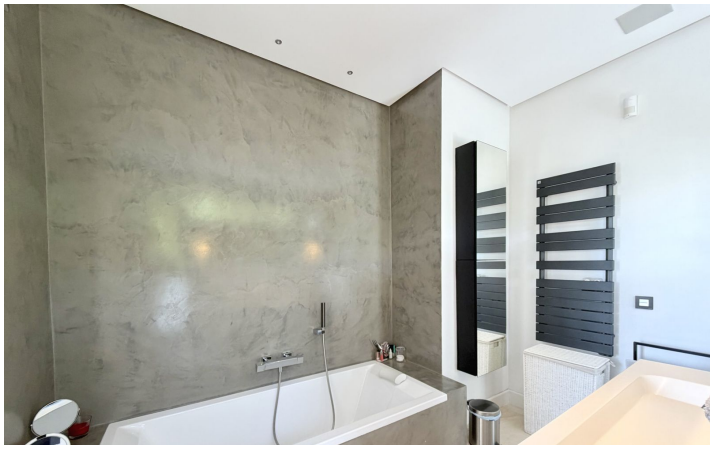
- Heated saltwater swimming pool
- Jacuzzi
- Big underground parking (up to 3 cars).
- Air conditioning, solar panels, aerothermics, double glazing, surveillance cameras, armored door, video entrance, automatic doors and fibre-optic internet

The villa is in excellent condition and benefits from nearby amenities and transport links. Residents enjoy the exclusivity of a frontline golf position within a renowned golf resort. Additional features include a garage for up to three vehicles, fitted wardrobes, and high-quality furnishings - delivering the hallmark of an uncompromising Marbella lifestyle.

[View Property Online](#)

# GALLERY







ViVi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

Email: [sales@vivi-realestate.com](mailto:sales@vivi-realestate.com) | Web: [www.vivi-realestate.com](http://www.vivi-realestate.com)