



## Detached Villa for sale in Nueva Andalucía, Marbella

**865,000 €**

Reference: R4875049   Bedrooms: 3   Bathrooms: 4   Plot Size: 153m<sup>2</sup>   Build Size: 252m<sup>2</sup>   Terrace: 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!



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Satellite TV  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Gym  
Tennis Court  
Guest Apartment  
Barbeque  
Near Mosque  
Fiber Optic

### Views

Garden

### Orientation

South  
West  
South West

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Frontline Golf  
Village  
Close To Forest  
Close To Marina

### Furniture

Optional

### Security

Gated Complex

### Category

Reduced  
Holiday Homes  
Investment  
Bargain  
Golf  
Luxury  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Central Heating  
U/F/H Bathrooms

### Condition

Good  
Excellent  
Recently Refurbished  
Recently Renovated

### Pool

Communal  
Indoor

### Garden

Communal  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water

### Kitchen

Fully Fitted

### Parking

Garage  
Private  
Covered  
Street



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## Contemporary