



# Отличная вилла для продажи в Нуэва Андалусия, Марбелья Вест

7 500 000 €

Ссылка: R5211964 спальни: 6 ванная комната: 7 Размер участка: 3 400m<sup>2</sup> Размер сборки: 1 727m<sup>2</sup>  
terraza: 480m<sup>2</sup>





## Коста дель Соль, Нуэва Андалусия

Villa Herencia stands as a magnificent masterpiece of classic architecture, embodying timeless elegance and exceptional craftsmanship.

Gracefully positioned in Nueva Andalucía- on one of Marbella's most coveted addresses, this west-facing landmark residence sits on a 3,400 m<sup>2</sup> plot and captivates with its grand, refined appearance. Its 1,727 m<sup>2</sup> of interiors showcase soaring double-height ceilings, intricate woodwork, and hand-finished marble, creating spaces of enduring beauty and sophisticated character.

From the moment you pass through the grand gates, a sense of grandeur unfolds as artistry, privacy, and serenity blend harmoniously. Inside, bespoke detailing and architectural symmetry set the tone for classic luxury throughout.

The residence features six spacious bedroom suites, each with its own en-suite bathroom, plus an additional bathroom and five guest toilets, ideal for family living and large-scale hosting. Six further rooms provide dedicated spaces for dining, lounging, office, games, and entertainment. All three floors are connected by an elevator, and underfloor heating throughout, along with individual air-conditioning units in every room, ensures absolute comfort.

The primary suite serves as a private retreat, complete with a large terrace offering panoramic views across the valley, the landscaped gardens, and glimpses of the Mediterranean Sea.

Living areas flow seamlessly into the lush gardens, complemented by more than 480 m<sup>2</sup> of terraces that create a perfect indoor-outdoor lifestyle. The grounds include a large swimming pool and a private tennis court, enhancing the estate's resort-style environment under the Mediterranean sun. A fully equipped outdoor kitchen adds convenience for dining with family and friends.

On the basement level, a dedicated wellness spa awaits, featuring an indoor heated pool, gym, sauna, and jacuzzi - fulfilling all leisure and fitness needs. A self-contained guest or staff studio further enhances the property's versatility.

The garage, accommodating up to 9 cars, offers both practicality and prestige, ideal for a collector.

Located in an exclusive area of Nueva Andalucía, the property combines tranquility with exceptional accessibility. Within walking distance of Aloha , Centro Plaza, and Puerto Banús, and Las Brisas, Aloha Golf, and Los Naranjos, three of Marbella's championship golf courses - are only minutes away.

Nearby, you'll find fine dining, charming cafés, and esteemed international schools including Aloha College and Swans International.

Beyond its architectural and lifestyle appeal, the estate represents a rare investment opportunity, combining scale, location, and pedigree in one of Europe's most desirable real estate markets.



## Характеристики:

### Функции

Покрытая терраса  
Поднимать  
Рядом с транспортом  
Частная терраса  
Хранилище  
Ванная комната  
Мраморные полы  
Двойное остекление  
Приспособленные шкафы  
Спортзал  
Сауна  
Игровая комната  
Теннисный корт  
Гостевая квартира  
Джакузи  
Бар  
Штат жильё  
Подвал  
Доступ для людей с  
уменьшенной мобильностью

### Виды

Море  
Гора  
Панорамный  
Сад  
Бассейн  
Гольф

### Бассейн

В помещении  
Частный

### Сад

Частный  
Ландшафт

### Категория

Праздничные дома  
Инвестиции  
Гольф  
Роскошь  
Перепродажа

### Ориентация

Западный

### Параметр

Рядом с гольфом  
Рядом с портом  
Рядом с морем  
Рядом с магазинами  
Рядом с школами  
Город  
Рядом с Мариной

### Мебель

Необязательный

### Безопасность

Система тревоги  
Входчик телефона

### Климат - контроль

Кондиционер  
Камин  
U/F отопление  
U/f/h ваннные комнаты

### Состояние

Хороший  
Отличный  
Требуется реконструкция

### Кухня

Полностью оснащен

### Стоянка

Подполье  
Гараж  
Частный  
Более одного