



## Villa - Chalet en venta en Nueva Andalucía, Marbella West

Referencia: R5120467 Dormitorios: 4 Baños: 5 Terreno: 1.676m<sup>2</sup> Construido: 765m<sup>2</sup> Terraza: 191m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Positioned in an elevated and prestigious residential enclave, this extraordinary villa seamlessly combines timeless architectural elegance with contemporary luxury living. With sweeping views across manicured fairways and lush valleys, the property is a rare offering for those seeking privacy, sophistication, and effortless indoor-outdoor living. From the moment you enter, the home impresses with its grand sense of space. A double-height entry hall welcomes you with an abundance of natural light. The open-plan layout is thoughtfully designed, with seamless flow between all living areas—offering both everyday comfort and refined elegance throughout. The master suite is a true private retreat: expansive, serene, and filled with character. Complete with a fireplace, and direct access to a private terrace, it's a space crafted for tranquility—designed for quiet moments of retreat, with views and comfort that elevate everyday living. Step outside to a sun-drenched terrace overlooking the golf course, where an infinity-edge heated saltwater pool becomes the focal point of relaxed Mediterranean living. A jacuzzi and shaded gazebo create the perfect setting for outdoor dining, lounging, or entertaining against a breathtaking view. Designed with both beauty and function in mind, the villa offers a wealth of amenities across all three levels—conveniently connected via a private elevator. The lower level hosts two additional bedrooms, a spacious living room, a fully equipped kitchen, and an array of lifestyle features such as: a private gym, games room with pool table and bar, and a cinema room—delivering a complete in-home entertainment experience. For added convenience, the garage provides secure parking for four vehicles, and the property benefits from solar panel installations, offering sustainable energy and long-term efficiency. Every detail of this residence has been curated to support a refined yet relaxed lifestyle. Whether you are seeking a primary residence, a holiday escape, or a high-end investment, this villa delivers on all fronts. Located in the heart of Nueva Andalucía, this villa enjoys a prime position surrounded by some of Marbella's most prestigious golf courses. A wide selection of restaurants, cafés, and amenities are just minutes away, offering both convenience and lifestyle. The world-renowned Puerto Banús—with its luxury boutiques, vibrant nightlife, and exclusive marina—is only a short drive from the property, making this location as practical as it is prestigious.



## Características:

|                            |                                |                             |
|----------------------------|--------------------------------|-----------------------------|
| <b>Características</b>     | <b>Orientación</b>             | <b>Climatización</b>        |
| Terraza                    | Suroeste                       | Aire acondicionado          |
| Elevar                     |                                | Hogar                       |
| Terraza                    |                                | Calefacción central         |
| Baño privado               |                                | U/F Calefacción             |
| Doble acristalamiento      |                                |                             |
| Armarios ajustados         |                                |                             |
| Wifi                       |                                |                             |
| Gimnasia                   |                                |                             |
| Sala de juegos             |                                |                             |
| Apartamento para invitados |                                |                             |
| Sala de servicios          |                                |                             |
| Jacuzzi                    |                                |                             |
| Bar                        |                                |                             |
| Barbacoa                   |                                |                             |
| Sótano                     |                                |                             |
| <b>Vistas</b>              | <b>Posición</b>                | <b>Estado</b>               |
| Mar                        | Cerca del golf                 | Buen estado de conservación |
| Montaña                    | Cerca del puerto               | Excelente                   |
| Vistas Panorámicas         | Cerca del mar                  |                             |
| Jardín                     | Cerca de las tiendas           |                             |
| Piscina                    | Cerca de la ciudad             |                             |
| Golf                       | Cerca de las escuelas          |                             |
|                            | Golf de primera línea          |                             |
| <b>Piscina</b>             | <b>Cocina</b>                  | <b>Jardín</b>               |
| Con Calefacción            | Ciclo de cocina                | Jardín Privado              |
| Piscina Privada            |                                |                             |
| <b>Seguridad</b>           | <b>Aparcamiento</b>            | <b>Servicios Públicos</b>   |
| Persianas                  | Párking Privado                | Calefacción de agua solar   |
|                            | More Than One                  |                             |
| <b>Categoría</b>           | <b>Calificación energética</b> | <b>CO2 Emission Rating</b>  |
| Golf                       | A                              | A                           |
| Lujo                       |                                |                             |