+34 604 489 646

Luxury Realty
real estate

info@luxury-realty.com

# Villa in Nueva Andalucía

Reference: R5372080



Bedrooms: 3
Bathrooms: 5
M² Build size: 518
Price: 3,950,000 €
Status: Sale
Property Type: Villa
Parking places: by request
M² Plot Size: 1,157













Overview:

Welcome to an unparalleled expression of luxury living in the heart of Nueva Andalucía, Marbella, Málaga. This magnificent villa, completed in 2011 to the highest construction standards of its time, stands as an architectural masterpiece. Strategically positioned with direct frontage to the verdant fairways of the prestigious Los Naranjos Golf Course, this property epitomizes the sophisticated lifestyle synonymous with Southern Spain's most sought-after destination. Facing an optimal south-east direction, the villa is bathed in natural light throughout the day, offering discerning residents an exceptional blend of quality, security, and uncompromising comfort across its expansive 518 m² of meticulously crafted built space, set upon a generous 1,157 m² private plot.

---

## Prime Location: The Epitome of Marbella's "Golf Valley" Lifestyle

Nestled within the famed "Golf Valley" of Nueva Andalucía, this villa boasts a truly coveted address. Marbella's allure is legendary, offering a vibrant cosmopolitan atmosphere fused with traditional Andalusian charm. Residents benefit from immediate access to a plethora of world-class amenities, including an array of championship golf courses, pristine sandy beaches, and the glittering marina of Puerto Banús, renowned for its designer boutiques, exquisite dining establishments, and vibrant nightlife. The surrounding area provides convenience with international schools, upscale supermarkets, and health facilities all within easy reach. The frontline golf position not only provides breathtaking, unobstructed views of Los Naranjos' beautifully manicured landscapes but also a profound sense of tranquility and exclusivity, making it a perfect retreat whilst remaining close to the pulse of Marbella. This enviable location truly delivers the hallmark of an uncompromising Marbella lifestyle, offering both serene privacy and unrivalled accessibility to everything this illustrious region has to offer.

---

## Architectural Grandeur & Luxurious Interiors

Step inside this elegant villa to discover a world where contemporary Mediterranean design seamlessly blends with impeccable craftsmanship and state-of-the-art features. The expansive 518 m² of refined living space is thoughtfully distributed to maximize both comfort and functionality. High ceilings and large, strategically placed windows flood the interiors with natural light, creating a bright and airy ambiance and framing the stunning golf course views from almost every room. The villa boasts an advanced underfloor heating and cooling system, ensuring optimal climate control and comfort throughout every season of the year.

The heart of the home is an impressive, bright, open-plan living room, designed for both grand entertaining and intimate family moments. This generous space flows effortlessly into a fully equipped, gourmet kitchen, a culinary dream featuring high-end integrated appliances, premium countertops, and bespoke cabinetry, ideal for any aspiring chef or for entertaining guests. For added convenience, the property also includes a practical utility room and an additional kitchenette, perfect for catering larger events or providing extra functionality for a guest apartment. Every detail within the villa, from the high-quality furnishings to the custom-fitted wardrobes in each bedroom, has been carefully selected to exude sophistication and provide ample, elegant storage solutions, reinforcing the property’s status as a beacon of high-end living.

---

## Private Sanctuaries & Versatile Guest Accommodations

The villa offers three generously proportioned en-suite bedrooms, each designed as a private sanctuary of comfort and style. These spacious retreats feature luxurious bathrooms equipped with designer fixtures and finishes, creating a spa-like ambiance for ultimate relaxation. The master suite, in particular, boasts a private terrace overlooking the golf course, offering an idyllic spot for morning coffee or evening repose. Beyond these opulent main bedrooms, the property excels in its flexible living arrangements with a completely self-contained guest apartment. This independent unit provides unparalleled privacy and comfort for visitors, featuring its own living area, kitchenette, and bedroom, making it ideal for extended family stays, friends, or even as independent staff accommodation. This thoughtful addition allows up to five guests to reside independently and comfortably, ensuring a harmonious living environment for all.

---

## Outdoor Oasis: Terraces, Pool & Panoramic Views

The exterior spaces of this luxury villa are just as impressive as its interiors, offering a true outdoor oasis designed for both relaxation and grand entertaining. Manicured gardens and lush landscaping surround the property, enhancing its serene setting. A variety of covered and uncovered terraces extend the living space outdoors, providing numerous zones for al-fresco dining, sun-drenched lounging, or simply enjoying the idyllic Marbella climate. The centrepiece of the outdoor area is the heated saltwater swimming pool, offering year-round enjoyment and the therapeutic benefits of saltwater, ensuring maximum comfort and luxury for residents and guests alike.

Adjacent to the pool, a dedicated Jacuzzi area provides an additional spot for unwinding. The property boasts an expansive private main terrace of 60 m², perfect for hosting large gatherings and celebrations, all while offering panoramic views of the Los Naranjos Golf Course and the shimmering waters of the pool. Ascend to the spectacular roof terrace, and you'll discover the ultimate vantage point. Here, an integrated Jacuzzi invites you to relax under the stars, while the elevated position offers breathtaking, far-reaching views that encompass the verdant golf course, the majestic mountains, and even glimpses of the sparkling Mediterranean coastline, making it the perfect spot for sundowners and unforgettable moments.

---

## Unrivalled Amenities & Cutting-Edge Security

Beyond its exquisite aesthetics and prime location, this luxury villa is equipped with a comprehensive suite of premium amenities and cutting-edge technology, reinforcing its status as a secure, efficient, and comfortable residence. Convenience is paramount, exemplified by the spacious underground parking facility, capable of accommodating up to three vehicles securely and discreetly. The villa’s commitment to sustainability and efficiency is evident through its integration of solar panels and an advanced aerothermal system, significantly reducing energy consumption and environmental impact, while providing consistent and eco-friendly climate control.

Resident safety and peace of mind are ensured by a robust security infrastructure. This includes strategically placed surveillance cameras, a formidable armored door, a sophisticated video entrance system, and automatic gates, all working in concert to provide a secure perimeter. The entire property benefits from double glazing, which not only enhances energy efficiency and provides superior sound insulation but also adds an extra layer of security. Furthermore, residents enjoy seamless connectivity with fibre-optic internet installed throughout the villa, catering to all modern demands for high-speed communication and entertainment. These state-of-the-art features collectively deliver an elevated living experience, combining luxury with unparalleled convenience and security.

Features:

New development, Pool, Air conditioning, Sea views, None, Private garden, 24H Security, Parking, None