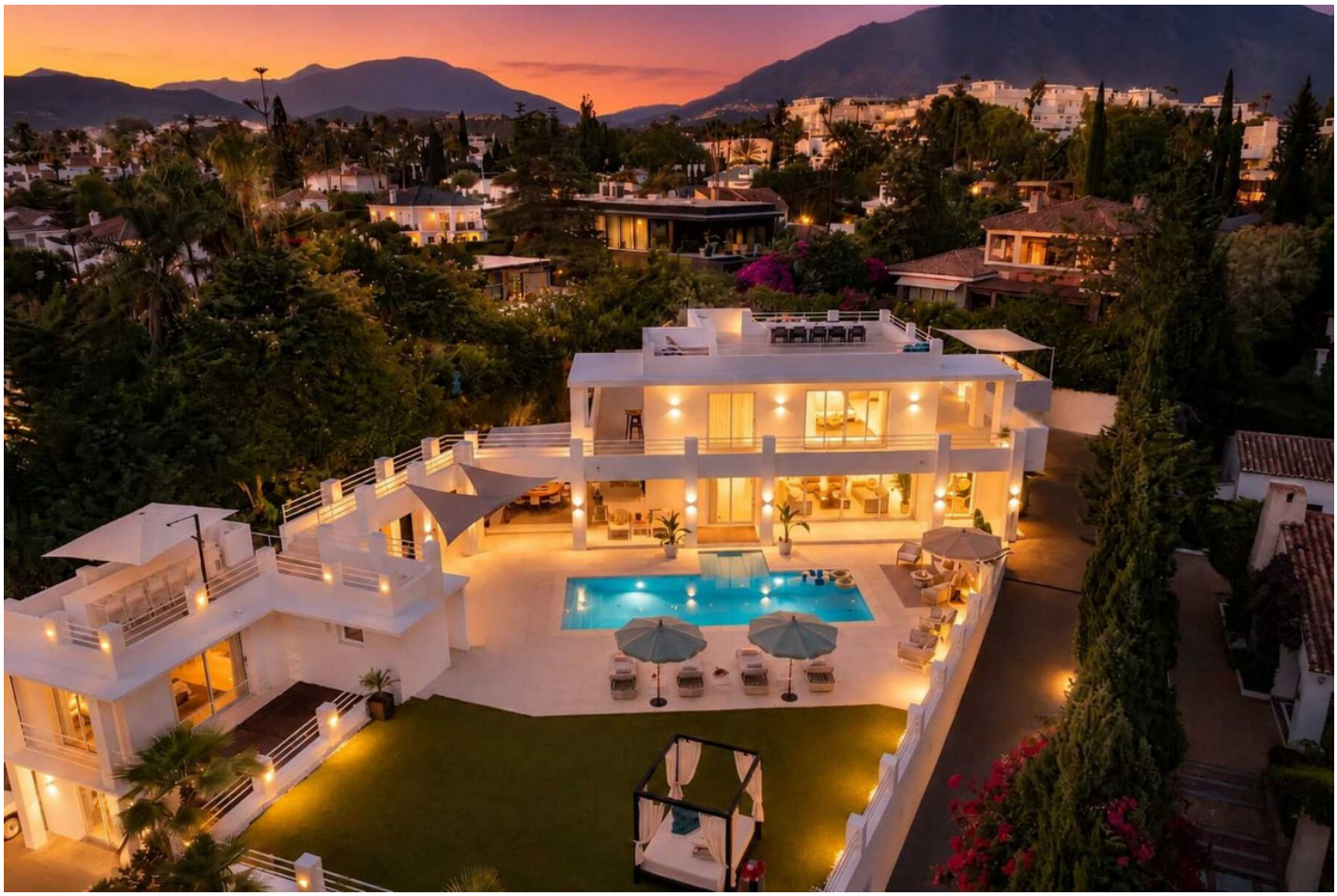
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Villa in Nueva Andalucía

Reference: R5496187



Bedrooms: 7

Bathrooms: 7

M² Build size: 738

Price: 4,495,000 €

Status: Sale

Property Type: Villa

Parking places: by request

M² Plot Size: 1,352













Overview:

Presented by Luxury Realty, discover this exceptional, beautifully renovated luxury villa nestled within Parcelas del Golf, one of Nueva Andalucía's most desirable boutique gated communities. Ideally positioned in the heart of Marbella's prestigious Golf Valley, Southern Spain, this property offers an unparalleled lifestyle. With a manned guardhouse and 24-hour security, this exclusive enclave provides privacy, peace of mind, and a privileged setting, just five minutes from the vibrant Puerto Banús and moments from the renowned Las Brisas, Aloha, and Los Naranjos golf courses.

Set upon an elevated plot, the villa commands a wonderful sense of space, privacy, and seclusion. It offers seven spacious bedrooms in total: five within the opulent main residence and two in a charming, separate guest house. Complementing these are generous and thoughtfully designed living areas, creating a flexible layout perfectly suited for sophisticated family living, hosting distinguished guests, and entertaining on a grand scale.

This magnificent villa masterfully blends contemporary luxury with authentic Mediterranean living. Drawing inspiration from its Andalusian origins, its recent transformation celebrates the glamour and sociable spirit of Marbella's golden years. Subtle hints of 1960s and '70s resort style imbue the interiors with a distinctive personality, while meticulously arranged spaces craft the welcoming ambiance of a private Mediterranean hideaway.

Renovated to an exceptionally high standard, the property marries this unique individual character with uncompromising quality finishes and cutting-edge modern technical features. The stylish open-plan interiors feature a fully equipped gourmet kitchen adorned with premium Miele appliances, alongside designer bathrooms boasting elegant Duravit fittings and luxurious underfloor heating, ensuring year-round comfort regardless of the season.

The villa truly transcends expectation outdoors, where extensive terraces and beautifully arranged social spaces are meticulously designed for the quintessential Mediterranean lifestyle. Immerse yourself in alfresco dining under the stars, enjoy long summer evenings gathered around the sparkling swimming pool, savor refreshing drinks at the bespoke outdoor bar, or delight in freshly prepared pizzas from your very own pizza oven – every moment is a celebration.

Occupying one of the highest plots within the exclusive community, this villa affords spectacular 360-degree panoramic views from its rooftop solarium. Gaze upon the iconic La Concha mountain, the lush expanse of the surrounding Golf Valley, and the glittering Mediterranean horizon. As the sun gracefully descends over the valley, the solarium transforms into a magical setting, perfect for an intimate evening drink or a memorable dinner with cherished friends.

The lower level presents a more rustic and intimate retreat, featuring a private bar and an exquisite wine cellar that infuse warmth and character into evenings shared with family and friends. While invitingly comfortable in its current form, this versatile social space can also be thoughtfully adapted to align with the new owner's personal style and preferences. Furthermore, a separate unfinished room offers exciting possibilities for future customization, perhaps as a state-of-the-art cinema room or a serene private spa.

Beyond its gates, Parcelas del Golf offers a peaceful, established neighborhood where privacy and security are seamlessly intertwined with a warm sense of community. The newly opened Aloha Social Club serves as a natural meeting point for neighbors and friends: an idyllic place to invite guests for a game of tennis or padel, participate in a revitalizing yoga or Pilates class, or simply unwind with a leisurely coffee or lunch. Its relaxed club atmosphere fosters connection and effortlessly integrates residents into the vibrant neighborhood fabric.

Connecting to the best of Marbella, Aloha's lively restaurant strip is just a short stroll away, offering culinary delights at favorites such as Astoria, Nomad, and Mosh, alongside charming cafés and convenient supermarkets. Nearby Centro Plaza presents even more diverse restaurants and shops, complemented by the popular Saturday market. International schools and several of the coast's finest golf courses are also conveniently close at hand.

The brand-new pedestrian walkway offers direct access to Puerto Banús in approximately 15 minutes, placing its world-class marina, pristine beaches, exclusive boutiques, and renowned restaurants within an easy and enjoyable walk from home. This exceptional connectivity truly enhances the property’s appeal.

For investors, the villa also benefits from a valid tourist rental license and an established history of successful holiday rentals, providing additional flexibility and a lucrative income stream for owners wishing to rent the property when not in residence.

This is a truly distinctive Mediterranean home where unparalleled character, supreme privacy, and sophisticated sociable living converge, all enhanced by spectacular views and the very best of Marbella's lifestyle right at your doorstep.

Important Property Information

The existing built area currently exceeds the permitted allowance. The sales particulars describe an approved project to remove approximately 70 m², at an estimated cost of €150,000. The expected remaining built area is approximately 738 m², subject to final technical verification. The asking price for this exquisite property reflects these required works and adjustments, ensuring a smooth transition for the discerning buyer.

Features:

None, Pool, Air conditioning, Heating, Mountain views, Private garden, None, Alarm system, 24H Security, Parking, Investment, None, Resale