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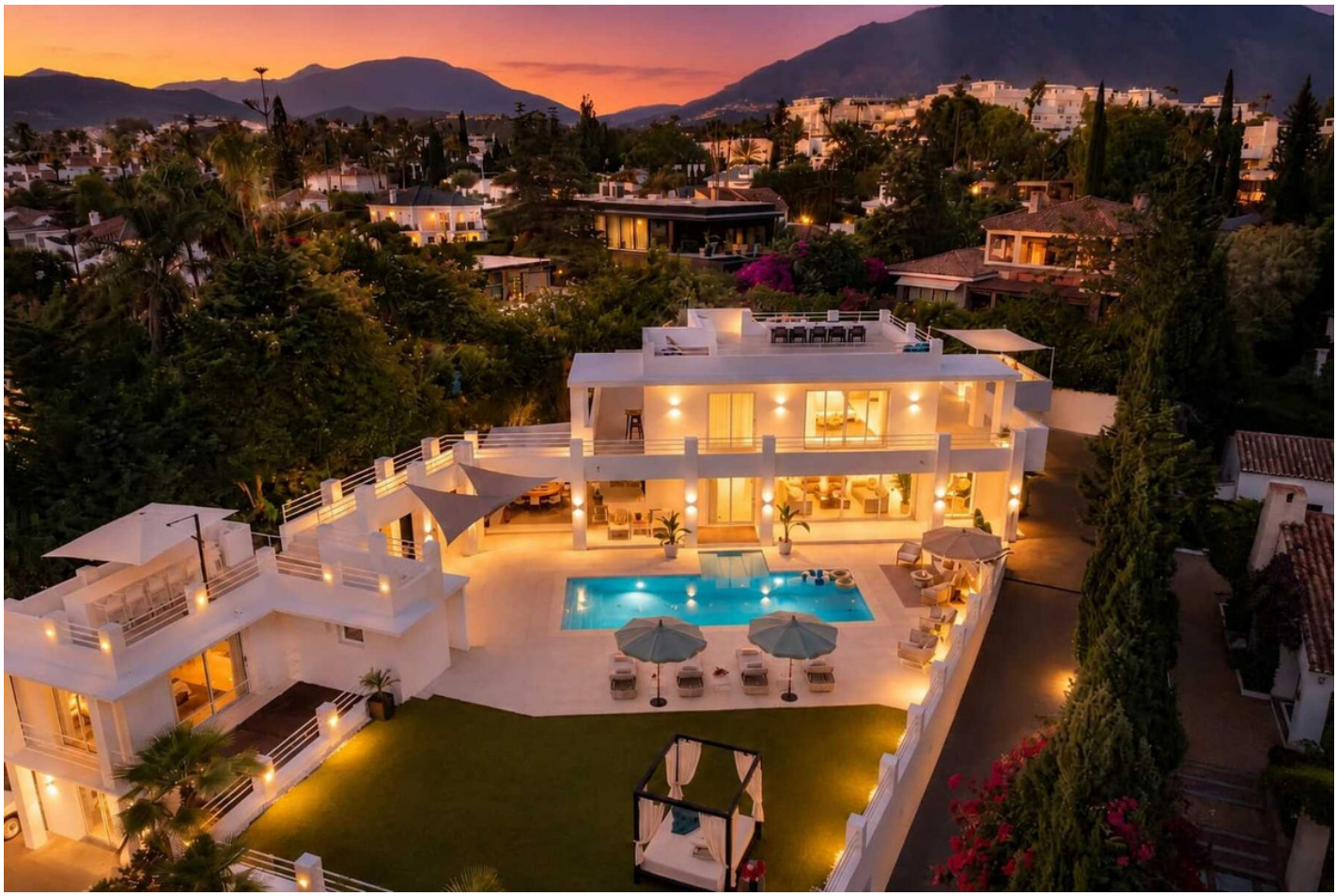
Вилла в Nueva Andalucía

Референция: R5496187



Спальни: 7	Ванные: 7	M² Размер: 738	Цена: 4 495 000 €
Статус: Продажа	Тип недвижимости: Вилла	Места: по запросу	M² Участок: 1 352

Описание:Discover this exceptional, beautifully renovated luxury villa in Parcelas del Golf, one of Nueva Andalucía's most desirable boutique gated communities, ideally positioned in the heart of Marbella's prestigious Golf Valley. With a manned guardhouse and 24-hour security, this exclusive enclave offers privacy, peace of mind and a privileged lifestyle just five minutes from Puerto Banús and moments from the renowned Las Brisas, Aloha and Los Naranjos golf courses. Set on an elevated plot, the villa enjoys a wonderful sense of space, privacy and seclusion. It offers seven spacious bedrooms in total: five in the main residence and two in a separate guest house. Together with generous living areas, this flexible layout is perfectly suited to family living, hosting guests and entertaining on a grand scale. Contemporary Luxury Meets Mediterranean Living Drawing on its Andalusian origins, the villa's transformation celebrates the glamour and sociable spirit of Marbella's golden years. Hints of 1960s and '70s resort style lend the interiors a distinctive personality, while thoughtfully arranged spaces give the home the welcoming feel of a private Mediterranean hideaway. Renovated to a high standard, the property combines this individual character with quality finishes and modern technical features. The stylish open-plan interiors include a fully equipped kitchen with premium Miele appliances, designer bathrooms with Duravit fittings and underfloor heating for year-round comfort. The villa truly comes into its own outdoors, with extensive terraces and beautifully arranged social spaces designed for Mediterranean living. Enjoy alfresco dining, long summer evenings around the pool, drinks at the outdoor bar or freshly prepared pizzas from the pizza oven. Occupying one of the highest plots within the community, the villa enjoys spectacular 360-degree views from its rooftop solarium, taking in the iconic La Concha mountain and the surrounding Golf Valley. As the sun sets over the valley, it becomes a magical setting for an evening drink or dinner with friends. The basement offers a more rustic, intimate setting, with a private bar and wine cellar that bring warmth and character to evenings with family and friends. Comfortable as it is, this inviting social space can also be adapted to the new owner's personal style. A separate unfinished room offers possibilities for a future cinema or spa. A Welcoming Community, Connected to the Best of Marbella Within the gates, Parcelas del Golf offers a peaceful, established neighbourhood where privacy and security sit alongside a warm sense of community. The newly opened Aloha Social Club adds a natural meeting point for neighbours and friends: somewhere to invite friends for a game of tennis or padel, join a yoga or Pilates class, or simply settle in for a leisurely coffee or lunch. Its relaxed club atmosphere brings people together and makes it easy to feel part of the neighbourhood. Beyond the gates, Aloha's lively restaurant strip is a short stroll away, with favourites such as Astoria, Nomad and Mosh, alongside cafés and supermarkets. Nearby Centro Plaza offers more restaurants and shops, together with the popular Saturday market, while international schools and several of the coast's finest golf courses are close at hand. The brand-new pedestrian walkway leads down to Puerto Banús in approximately 15 minutes, putting its marina, beaches, boutiques and restaurants within an easy walk of home. The villa also benefits from a valid tourist rental licence and an established holiday rental history, providing additional flexibility for owners wishing to rent the property when not in residence. A distinctive Mediterranean home where character, privacy and sociable living come together, with spectacular views and the best of Marbella close to your door. Important property information The existing built area 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 reflects these required works.

Особенности:

None, Бассейн, Кондиционирование, Обогрев, Вид на горы, Частный сад, None, Система оповещения, Круглосуточная охрана, Парковочные места, Инвестиции, None, Перепродажа