



## SAMOSTATN? STOJÍCÍ VILA 5 LOŽNICE

📍 Nueva Andalucía

**REF# R4777345 – 4.950.000€**

IBI

2016 €/YEAR

Garbage

185 €/YEAR



5

Ložnice



5

Koupelny



351 m<sup>2</sup>

Built



1158 m<sup>2</sup>

Plot



135 m<sup>2</sup>

Terrace

Magnificent contemporary villa in prime location, frontline Aloha Golf, Nueva Andalucía, Marbella

This prestigious villa, perched in an elevated position above the renowned 18-hole Aloha Golf course in

Nueva Andalucía, Marbella, offers sweeping views across the greens. The prime location showcases stunning panoramic vistas of three iconic Marbella landmarks: the rolling fairways, the emblematic La Concha Mountain, and the shimmering Mediterranean Sea. This harmonious blend of natural beauty creates a visual paradise.

Just minutes from several esteemed golf courses, including Los Naranjos, Las Brisas, and La Quinta, the villa is also a short drive from the illustrious Marbella Club Hotel and Puente Romano Hotel, with their famous beach clubs. The area is rich in amenities, featuring an array of restaurants, cafes, sports facilities, high-end health clinics, international schools, and specialty shops. The nearby Centro Plaza shopping centre, just north of Puerto Banus, offers extensive shopping options and becomes a vibrant hub on weekends, thanks to its open-air street market.

The villa itself is a masterpiece of contemporary design with an Andalusian touch. Situated on a 1158 m<sup>2</sup> plot, it provides 351 m<sup>2</sup> of living space and 135 m<sup>2</sup> of terraces and porches, all on a single floor. The open-plan living room, equipped with a 65" Samsung Smart TV and an ethanol fireplace, boasts floor-to-ceiling windows that overlook the garden and La Concha Mountain, flooding the space with natural light. The modern kitchen features top-of-the-line Gaggenau appliances, a breakfast bar, and a full-height integrated Gaggenau wine cooler.

The villa offers 5 bedrooms, among them a luxurious master suite and a separate guest or staff suite. The master bedroom is generously sized, featuring an ensuite bathroom with Villeroy & Boch porcelain fittings. Three additional well-appointed bedrooms are located on the main floor, each with an ensuite bathroom and neutral décor, creating a spa-like retreat.

The rooftop terrace is a true highlight, featuring a spacious BBQ area with cooking, food preparation, and storage facilities. A covered seating and dining area provides shade from the summer sun, while a hot tub offers a perfect spot for relaxing evenings under the stars.

Enjoy maximum comfort with water-based underfloor heating throughout and air conditioning with individual room controls. Additional features include a utility and laundry room, top-of-the-range security systems, home automation, and solar panels, ensuring superior energy efficiency.

The recently renovated garden is home to a heated swimming pool, tiled with white pearl mosaic, and a terrace seating area perfect for alfresco dining in the enviable Mediterranean climate. A new Chill Out area is framed by flower beds filled with Andalusian plants, olive, and palm trees, very pleasantly illuminated at night.

This villa is a beautifully presented contemporary home with 5 spacious bedrooms and generous open-plan living areas, located just minutes from amenities and several prestigious golf courses.

Detached Villa, Nueva Andalucía, Costa del Sol.

5 Bedrooms, 5 Bathrooms, Built 351 m<sup>2</sup>, Terrace 135 m<sup>2</sup>, Garden/Plot 1158 m<sup>2</sup>.

Setting : Frontline Golf, Close To Golf, Close To Shops, Close To Schools.

Orientation : East, South, South West.

Condition : Excellent.

Pool : Private, Heated.

Climate Control : Air Conditioning, Hot A/C, Cold A/C, U/F Heating.

Views : Mountain, Golf, Panoramic, Garden, Pool.

Features : Covered Terrace, Fitted Wardrobes, Private Terrace, Solarium, WiFi, Storage Room, Utility Room, Ensuite Bathroom, Marble Flooring, Jacuzzi, Barbeque, Double Glazing, Domotics.

Kitchen : Fully Fitted.

Garden : Private, Landscaped.

Security : Entry Phone, Alarm System.

Parking : Garage, Private.

Utilities : Electricity, Drinkable Water, Telephone.

Category : Golf, Holiday Homes, Investment, Luxury, Resale, Contemporary.





