



## VILLA MIT 5 SCHLAFZIMMER

📍 Nueva Andalucía

**REF# R4767055 – 4.950.000€**

IBI

2 €/JAHR

Müll

185 €/JAHR



5

Schlafzimmer



5

Bäder



351 m<sup>2</sup>

Built



135 m<sup>2</sup>

Terrace

Villa La Vista is perched in an elevated position above the well-established 18-hole Aloha Golf course, Villa La Vista offers sweeping views across the greens. This prime location offers stunning panoramic views of three iconic features of Marbella: the rolling golf fairways, the emblematic La Concha Mountain, and the Mediterranean Sea. This blend of natural beauty and scenic elements makes Villa La Vista a true visual

paradise.

Villa La Vista is just minutes away from several prestigious golf courses, including Los Naranjos, Las Brisas, and La Quinta, and only a short drive from the renowned Marbella Club Hotel and Puente Romano Hotel, with their famous beach clubs.

The area boasts a wealth of amenities, including restaurants, cafes, sports facilities, high-end health clinics, international schools, and specialty shops. The Centro Plaza shopping center, just north of Puerto Banus, offers extensive shopping options and becomes a hub of activity on weekends, thanks to its open-air street market.

Villa La Vista features a contemporary design with an Andalusian touch. It sits on an 1158 m<sup>2</sup> plot and offers 351 m<sup>2</sup> of living space and 135 m<sup>2</sup> of terraces and porches, all on one floor. The open-plan living room, equipped with a 65" Samsung Smart TV and an ethanol fireplace, overlooks the garden and La Concha Mountain through floor-to-ceiling windows, flooding the space with natural light. The modern kitchen is equipped with Gaggenau appliances, a breakfast bar, and a full-height integrated Gaggenau wine cooler.

Villa La Vista has 5 bedrooms, including a master suite and a separate guest or staff suite. The master bedroom is generously sized and has an ensuite bathroom with Villeroy & Boch porcelain fittings. An additional three 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 features a generous BBQ area with cooking, food preparation, and storage facilities. A covered seating and dining area provides shade from the summer sun, and there is a hot tub for relaxing evenings under the stars.

The villa features water-based underfloor heating throughout and air conditioning with controls in each room. There is also a utility and laundry room. The property benefits from top-of-the-range security systems, home automation and is equipped with solar panels, ensuring superior energy efficiency.

In the recently renovated garden, there is a heated swimming pool tiled with white pearl mosaic and a terrace seating area to enjoy alfresco meals in the enviable Mediterranean climate. The new Chill Out area is framed by flower beds of Andalusian plants, olive and palm trees.

Villa La Vista 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.



