

Villa for sale in Nueva Andalucía, Costa del Sol

5 Bedrooms | 5 Bathrooms | 686 m² Interior | 300 m² Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes
€ 2,662 IBI | € 280 Rubish tax | € 872 Community fees



Property Description

Classic five bedroom, southwest facing villa amidst the lush greenery of Nueva Andalucía's premier golf courses. Located just moments away from Aloha's renowned dining establishments, vibrant bars, iconic Puerto Banús and beaches. Step into an expansive entrance with marble floors and a grand staircase, setting the tone for refined elegance. The main level unveils an impressive open-plan layout, seamlessly blending living, dining, and formal entertaining spaces accentuated by a welcoming fireplace. Floor-to-ceiling windows frame views of the meticulously landscaped garden and inviting pool from the vast covered porch with a bar and dining area. A gourmet kitchen with a comfortable sitting area beckons gatherings and culinary delights, while a separate entrance leads to the laundry facilities, office, and a guest suite with a bathroom. On the second floor, comprising three spacious and luminous bedrooms, including the grand primary suite with an ensuite bathroom and walk-in closet. Each bedroom boasts a generous balcony with retractable awnings, inviting residents to enjoy the indoor-outdoor lifestyle and admire the Marbella sunsets. The lower level offers a wealth of potential with a multipurpose area, sauna, bathroom, ample storage spaces and staff quarters. This floor is the perfect canvas for bespoke entertainment and wellness facilities such as a gym, cinema or games room. The villa is a haven for families, thanks to its proximity to

premier educational institutions. Set within reach of esteemed schools, it's the ideal residence for those prioritising education for their children.

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