+34 607 084 418 VICTORIA MALKOVA info@advokat-v-ispanii.ru

■■■■■ ■ Nueva Andalucía

■■■■■■■■■■: R2272085

■■■■■■■: 6

■■■■■■: 9

M²: 1 000

■■■■: 6 495 000 €

■■■■■■: ■■■■■■■■

■■■ ■■■■■■■■■■■■■: ■■■■■

■■■■■■: ■■ ■■■■■■■

■■■■■ ■■■■■■■ : 23rd ■■■■■■■■ 2024

[redacted]:Set in La Cerquilla an exclusive residential area of Nueva Andalucía nestled between world-class golf courses, this desirable address is located just a few minutes' drive away from the vibrant Puerto Banús and there are a fantastic selection of amenities situated within close proximity, including international schools, commercial centres, fine dining restaurants, bars and of course the idyllic Marbella beaches. This villa is very generously proportioned and occupies over 1000m² of living space; the large master bedroom suite alone is well in excess of 100m² and the house is built on an extensive plot of approximately 3500m². Due to its south orientation and elevated position, the property boasts spectacular sea, mountain and golf views. Distributed over three floors, accommodation comprises on the main level entrance hall, guest toilet, four double bedrooms all with en-suite bathrooms, a large open plan fully equipped kitchen with dining area, formal dining room and both informal and formal lounges opening out onto large covered and uncovered terraces with direct access to the gardens and swimming pool. The upper level comprises of two impressive master bedroom suites both opening out onto the upper terrace which boasts magnificent views while enjoying privacy. The lower level comprises of a large room which could be converted into a cinema room, bodega, games room or staff accommodation. On this same level, there is an indoor swimming pool with shower room, laundry room and garage for up to 2-3 cars. The prestigious location, practical layout and perfect flow between the rooms ensure that the house is ideal for a couple with frequent guests, a group of golf enthusiasts or a large family with children. The villa offers versatile, light and spacious accommodation, especially for those who enjoy entertaining with various seated exterior areas, including a fantastic Spanish Gazebo which is ideal for al fresco dining. Accessed by a gated private driveway, the property is completely secure and offers total privacy.

[redacted]:

None, [redacted], [redacted], [redacted], [redacted], [redacted], None, [redacted], [redacted], [redacted], [redacted], [redacted], [redacted], [redacted], [redacted]