

Sales - House - Marbella
1.395.000€

www.arbatstates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatstates.com



Ref.-ID: R5419264

Marbella

House

Community: 4,116 EUR / year IBI: 1,556 EUR / year

Rubbish: 185 EUR / year



5



2



288 m2



625 m2

Frontline Golf Semi-Detached Villa in Nueva Andalucía with Private Garden and La Concha Views Located in the heart of Nueva Andalucía's prestigious Golf Valley, this bright and spacious frontline golf semi-detached villa offers privacy, generous living spaces, and beautiful views of La Concha mountain. The property is part of an exclusive and peaceful community of only four homes, surrounded by extensive landscaped gardens and a large communal swimming pool. Set on a private plot of 625 m², the villa offers 288 m² of built area distributed over three levels. Main Features 5 bedrooms 2 bathrooms 2 toilets Utility room 4 large terraces Private double garage (38 m²) Private garden Frontline golf position Double-glazed windows La Concha mountain views Ground Floor The main level features a bright 47 m² living and dining area with large double-glazed windows allowing abundant natural light throughout the day. The living room opens directly onto two spacious covered terraces, ideal for outdoor dining and entertaining. This floor also includes a fully equipped kitchen, guest toilet, utility room, and a double garage. First Floor The upper level comprises a spacious master suite with an en-suite bathroom, walk-in wardrobe, and direct access to a private terrace. Additionally, there are two further bedrooms, one of which enjoys access to a terrace, as well as a bathroom and a separate WC. Basement Level The lower level offers two additional bedrooms together with a large open-plan area that can easily be adapted as a cinema room, games room, gym, office, or entertainment space according to the new owner's needs. Location The villa enjoys an excellent location in Nueva Andalucía, one of Marbella's most sought-after residential areas. Within walking distance to supermarkets, restaurants, cafés, pharmacies, schools, sports facilities, and public transport connections. Several renowned golf courses, Puerto Banús, and the beaches of Marbella are only a short drive (10 min.) away. A rare opportunity to acquire a spacious family home in a privileged frontline golf setting, combining tranquility, privacy, and excellent access to all amenities.

Orientation

✓ South

Condition

✓ Good

Pool

✓ Communal

Features✓ Fitted Wardrobes
✓ Storage Room**Furniture**

✓ Fully Furnished

Parking✓ Garage
✓ Covered
✓ Private