



## Villa - Chalet en venta en Nueva Andalucía, Marbella

3.950.000 €

Referencia: RS23569    Dormitorios: 4    Baños: 4    Terreno: 1.000m<sup>2</sup>    Construido: 770m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

This Villa is for sale in one of the most exclusive and tranquil residential communities of Nueva Andalucía – La Cerquilla. Built in 2023, this meticulously crafted villa extends over 770 square meters of built area across three levels and sits on a 1,000 square meter plot, offering the finest in modern Mediterranean living. With four bedrooms, all en-suite, and five bathrooms in total, the property effortlessly balances architectural sophistication with comfort and privacy. The villa's layout is purposefully designed to enhance both convenience and luxury. The main floor presents an open-concept living space, anchored by a high-end kitchen equipped with Siemens and Miele appliances, perfect for daily living and hosting. This level also includes a guest toilet and a spacious en-suite bedroom, providing accessible accommodation. The upper floor boasts a large master suite with an sumptuous en-suite bathroom, and two private terraces ideal for enjoying morning sunrises or serene sunset views. Complementing the smart home system that controls lighting, blinds, curtains, and climate across the entire property. An auto-lock security system enhances peace of mind, automatically securing the entrance in case of intrusion. And Sonos system throughout the property. Descending to the basement, the villa unfolds into a hub of leisure and wellness. A private cinema and games room, along with a fully equipped gym, add a layer of indulgence. Two additional en-suite bedrooms on this level ensure that every guest enjoys comfort and privacy. All bathrooms in the basement feature electric underfloor heating. Outdoor living is equally impressive. The landscaped Mediterranean garden stretches over 1,000 square meters, designed for both relaxation and aesthetic appeal. A saltwater swimming pool with pre-installation for heating serves as the centerpiece, while the south-west orientation ensures abundant sun light throughout the day. Multiple covered and uncovered terraces expand the living space outdoors, creating idyllic settings for alfresco dining, entertaining, or quiet reflection. Located in La Cerquilla, this villa benefits from a community known for its serene environment and top-tier residential properties. The area predominantly consists of luxurious villas and modern estates, offering a blend of traditional Andalusian charm and cutting-edge architecture. It is considered one of the most desirable areas in Nueva Andalucía due to its calm surroundings, privacy, and excellent connectivity. The coastline is within minutes, offering access to renowned beach clubs like Ocean Club Marbella, La Sala by the Sea, and Mistral Beach, where residents can enjoy beachfront dining and vibrant social scenes. Golf enthusiasts will appreciate the villa's proximity to top-tier courses such as Los Naranjos, Las Brisas, and Aloha Golf Club, all a short drive away. Residents are well-served by a range of amenities. Centro Plaza, just a few minutes away, features fine dining, cafés, and boutique shopping. Education is catered for with Aloha College International School nearby, one of the most respected international schools in the region. For wellness and recreation, the area offers access to Puente Romano Tennis Club, world-class spas, and fitness centers along the Golden Mile. Public transport is accessible, with local bus routes and taxis available, though most residents prefer the convenience of private vehicles. The property enjoys fast access to the AP-7 motorway, linking easily to Malaga International Airport, Estepona, and San Pedro de Alcántara within 40–45 minutes. This Villa is a rare offering—an impeccable home that combines high-tech sophistication with resort-style comfort in one of Southern Spain's most prestigious neighbourhoods. It is ideal for discerning buyers looking to experience privacy, luxury, and the best of the Costa del Sol lifestyle.

Detached Villa, Nueva Andalucía, Costa del Sol. 4 Bedrooms, 4 Bathrooms, Built 770 m<sup>2</sup>, Garden/Plot 1000 m<sup>2</sup>. Setting : Close To Golf. Orientation : South. Condition : Excellent, New Construction. Pool : Private. Climate Control : Air Conditioning, U/F Heating. Views : Panoramic, Garden, Pool. Features : Fitted Wardrobes, Private Terrace, Gym, Storage Room, Utility Room, Ensuite Bathroom, Marble Flooring, Double Glazing, Fiber Optic. Kitchen : Fully Fitted. Garden : Private. Security : Gated Complex, Entry Phone. Parking : More Than One, Private. Utilities : Electricity, Drinkable Water. Category : Golf, Holiday Homes, Investment, Luxury, Resale.