

€ 2,450,000

Ref: 01899

## for sale in Marbella

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4 Bedrooms | 3 Bathrooms | 318 m<sup>2</sup> Interior | 37 m<sup>2</sup> Terraces | **Garage** Yes |



### Property Description

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Welcome to an exclusive villa boasting a serene view of the golf course. This 4-bedroom property, offers an incredible opportunity for those who appreciate both golf and the tranquility of nature.

Situated on a spacious 1,884m<sup>2</sup> plot in the coveted area of Nueva Andalucia, this south-west facing villa was built in 1982 and spreads across two floors with a total built area of 318m<sup>2</sup>. The property accommodates 4 bedrooms, 3 bathrooms, and a guest toilet, designed for comfortable living.

The villa flaunts a beautiful Scandinavian-style design, with large, airy rooms that need refurbishment. This presents a great chance for the buyer to put their own stamp on this spacious villa, especially as the owner has renders for a new project, although license approval is still pending.

Upon entering the villa, one is immediately drawn to the beautiful open views of the garden and golf course. The main level features a fully equipped open plan kitchen that leads to a dining area and a spacious living area adorned with a fireplace. This level also houses one of the largest bedrooms and a bathroom, offering easy access to the sunny terrace from all sides.

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Descending to the lower level, you'll find another bright, open-plan living area, along with 3 additional bedrooms and 2 bathrooms. This floor provides direct access to the spacious garden and large private swimming pool, making it the perfect place to unwind and enjoy the Spanish sun.

The outdoor area is as impressive as the interior, with a spacious terrace off the living area, another off the upstairs bedroom, and one leading out from the lower level. The expansive garden surrounds the property, offering a wonderful green view. For the barbecue enthusiasts, a BBQ setup is in place.

Parking is ample, with a spacious driveway that accommodates up to 4 cars and a covered garage for an additional car.

Ideally located, just a 5-minute drive from local shops restaurants, a 3-minute drive from Aloha College, and a 10-minute drive from the beach. This perfect location combines tranquility and convenience, making it an ideal family home, holiday retreat, or a sound investment property.

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