



### 4 chambre Villa à vendre dans Nueva Andalucia, Málaga

4.595.000€

This villa is an exceptional villa for sale within La Cerquilla, an esteemed neighborhood in Nueva Andalucía's renowned Golf Valley. Completed in 2023, this newly constructed villa represents a harmonious blend of modern design and classical influences inspired by French provincial architecture. Its expansive 475 square meters of built area, along with a refined 78 square meter terrace, offer ample space for relaxation and alfresco dining. The villa offers five luxurious bedrooms, each designed with an en-suite bathroom for enhanced privacy and comfort for family members and guests. A thoughtfully placed guest toilet serves the common areas, adding convenience during social gatherings. With a layout that skillfully balances grandeur and intimacy, this villa creates a welcoming atmosphere throughout its impressive living spaces. Attention to detail defines this property, with its design under the guidance of a renowned architect ensuring that the villa seamlessly integrates timeless classical elements with contemporary amenities. This Villa is equipped with prestigious features, including a state-of-the-art alarm system, an elegantly designed barbeque area, and a relaxing sauna, providing a cohesive combination of security, luxury, and comfort. The modern open-plan kitchen features high-end appliances and chic contemporary furnishings, enhancing the overall elegance of the home. Its exterior is equally captivating, facing southwest to maximize natural light and offer breathtaking sunset views. The expansive terrace serves as the perfect vantage point to overlook the private swimming pool, providing serene moments spent in the embrace of nature. The villa's surroundings echo the charm of southern France, with its beautiful courtyards adorned with olive trees and lavender, and meticulously manicured gardens contributing to a resort-like atmosphere. This Villa enjoys a strategic location in Nueva Andalucía, a coveted residential area known for its lush landscapes and tranquil yet vibrant ambiance, often referred to as the "Golf Valley" for its abundance of golf courses. The villa is positioned within a serene cul-de-sac, just a short drive away from essential amenities such as shops, schools, and the beach. This location offers both privacy and convenience, making it ideally suited for year-round living or as a luxurious vacation home. Proximity to the renowned Los Naranjos Golf course makes this villa a dream home for golf enthusiasts, while its easy access to Marbella's variety of recreational and cultural offerings

 4 chambres

 5 salles de bains

 476m<sup>2</sup> Taille de construction

 1.164m<sup>2</sup> Taille de la parcelle