



## 4 bedroom Villa for sale in Nueva Andalucia, Málaga

4,595,000€

























### NUEVA ANDALUCIA ... 4 Bedroom Villa

Enhance your property-buying experience with MarBanus Estates! Along with our exceptional real estate advice and guidance, you'll receive FREE Notary fees exclusively when you purchase this property through us. 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, Villa Valora 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. The 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

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|  4 bedrooms                    |  5 bathrooms      |  476m <sup>2</sup> Build size |
|  1,164m <sup>2</sup> Plot size |  Close To Golf    |  Close To Shops               |
|  Close To Town                 |  Close To Schools |  South                        |
|  Excellent                     |  Private Pool     |  Air Conditioning             |
|  Hot A/C                       |  Cold A/C         |  Garden                       |
|  Pool                          |  Covered Terrace  |  Storage Room                 |
|  Ensuite Bathroom              |  Private Terrace  |  Double Glazing               |
|  Utility Room                  |  Marble Flooring  |  Sauna                        |



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