



## Detached Villa for sale in Nueva Andalucía, Marbella

10,950,000 €

Reference: R5148595   Bedrooms: 5   Bathrooms: 6   Plot Size: 2,465m<sup>2</sup>   Build Size: 695m<sup>2</sup>   Terrace: 141m<sup>2</sup>







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## Costa del Sol, Nueva Andalucía

Located in the heart of La Cerquilla, one of the most established and peaceful residential areas of Marbella, this property represents a high-level proposal for those seeking comfort, design, and environment. The house is built on an elevated plot, allowing for open views of the Mediterranean Sea and the surrounding vegetation. Its orientation and layout make the most of natural light and environmental conditions, integrating interior spaces with the exterior landscape harmoniously. The rooms are distributed over three floors that combine spaciousness, functionality, and privacy. On the main level, there is an open-plan living room that connects to the dining room and kitchen. This space, designed for both day-to-day living and special occasions, has direct access to the outside and panoramic views. The kitchen is equipped with modern technology and carefully selected finishes. The master suite, with sea views, has a dressing room and private bathroom. Among its features are a cinema room, a spa area with a jacuzzi, sauna, and Turkish bath, as well as a treatment room. It also has a private paddle court, ideal for those who enjoy sports at home. La Cerquilla is known for its tranquil atmosphere, proximity to golf courses, and good connection to the amenities of Nueva Andalucía and Puerto Banús.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
WiFi  
Gym  
Sauna  
Paddle Tennis  
Wood Flooring  
Jacuzzi  
Bar  
Barbeque  
Domotics  
Access for people with reduced mobility

### Views

Sea  
Mountain  
Garden  
Pool  
Golf

### Pool

Heated  
Private

### Garden

Private

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

East  
South  
West  
South East  
South West

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Close To Forest  
Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex  
Alarm System

### Category

Golf  
Luxury  
Resale

### Climate Control

Air Conditioning  
Fireplace  
Central Heating  
U/F Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Private  
Covered