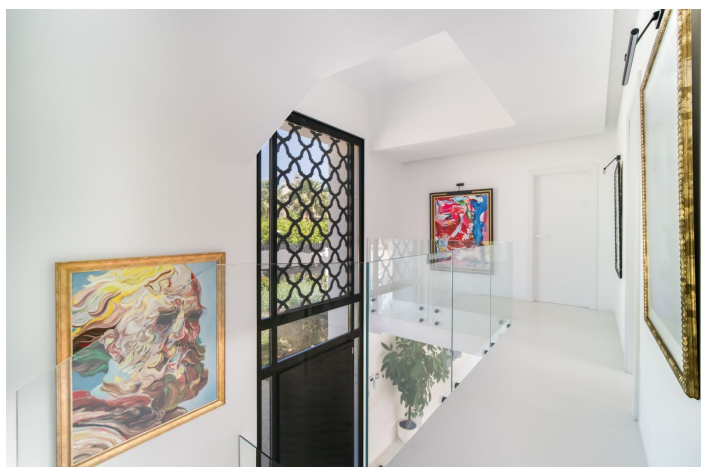




Detached Villa for sale in Nueva Andalucía, Marbella

3,800,000 €

Reference: R4730356 Bedrooms: 4 Bathrooms: 5 Plot Size: 1,121m² Build Size: 500m² Terrace: 120m²





Costa del Sol, Nueva Andalucía

Walk into your Marbella dream home and breathe.....welcome to Villa Cattaleya.

And if it's prime walking-distance location that is important to you, then it will be hard to find a property within Marbella's Golf Valley that beats this hands down!

Situated in the pretty residential community of Parcelas del Golf, this luxurious home is nestled right in the very heart the most exclusive location, with the 3 famous golf course of Las Brisas, Los Naranjos and Aloha within just a short buggy-ride from the front door!

This wonderfully located designer villa in a secure and gated community in Nueva Andalucia is the most perfectly-formed family home, emphasising luminosity and open-plan living to the maximum.

Situated in the sought-after residential gated community of Parcelas del Golf, the villa is perfect for those wishing to enjoy the wonderful facilities, shops, restaurants and of course beach for which Puerto Banus, Aloha and Nueva Andalucia is famous.

Access to this remarkable Marbella home is via the gated concierge entrance from where all visitors are monitored with the community installation of a state-of-the-art surveillance system. Villa Cattaleya is uniquely positioned on a corner within the community where 3 of the residential streets meet, and here is the focus of one part of the sophisticated camera system, ensuring that this location is prime in terms of safety and peace of mind.

Built on a corner plot within the community, the first impression of this Marbella home is the wonderful arabesque detail adorning the front gates and the double-height window which is fitted onto the front facade of the villa. With access to the carport via automated gates, the villa is easily accessed when arriving home with suitcases or shopping. Alternatively there is the option to enter via the private driveway into the huge garage which is located under the main house. Within the "basement" level is further reformed space with electricity and water installations, ready to be transformed into a further bedroom suite, or a cinema room, gym, spa.....the options show the great potential with this otherwise key-ready home.

On entering this remarkable property, one is immediately struck by the generous space and incredible light from which the new design of this formerly traditional villa now benefits. Open plan living to the maximum comfort of any family has been prioritised.

A very functional but extremely elegant open plan kitchen has been designed employing the best in appliances with wonderful attention to detail. From here one overlooks the large raised dining area with very grand dining table and chairs, which in turn leads to the lower level long area, which is very large, very well laid out, and features artistic details which are quite delightful. Seamlessly integrated, this open plan residence is perfect for a family to enjoy or for the very best social gatherings and parties.

On the ground floor there is one full bedroom with ensuite bathroom, which incorporates a hallway fitted with elegant wooden wardrobes, giving plenty of storage. This bedroom can access the south-facing garden on the side of the villa via it's own patio doors.

Upstairs we find a further 3 bedrooms. The master suite is of course the most impressive. Accessing the stunning covered balcony that spans the width of this Marbella villa, and with total privacy from neighbouring villas, this is a wonderful spot to relax and unwind, in the morning, noon or evening. There is moreover a wonderful and untapped potential with the covered part of this terrace. Set with authentic wooden roof, the area could be designated for chill out, outdoor gym or any other use. Overlooking the landscaped Mediterranean gardens, one can feel perfectly at ease in this Marbella oasis, peaceful and relaxing and yet within an easy walk of shops and restaurants.

Outside, discover your private oasis with a large saltwater pool, sunken lounge, and inviting fireplace, ideal for relaxing afternoons or stylish evening gatherings. The lush gardens and private barbecue area transform outdoor living into a lifestyle, not just an option.

This villa is immaculately designed and artistically finished, with superb choices of colour which compliment



the otherwise neutral palate.

However, as one would expect with any luxury home, the hidden infrastructure that makes this property such a great opportunity has not been side-lined.

Solar panels provide substantial energy, providing efficiency for the independent air conditioning in every room, including the basement. Feel the warmth under your feet with luxurious underfloor heating throughout the villa—each bedroom, bathroom, kitchen, living room, and hallway has its own independent control. This high-end customization ensures your environment is always tailored to your comfort, all year round.

Security is paramount, with a 24-hour guard and advanced surveillance ensuring peace of mind in this eWxactleurs-isvyesgteamteduncdoemrfmlouonrihtye.aPtirnagcttihcraol.ughout.

Aerotermin electric system.

9 solar panels.

Thoroughly reformed property with double drainage and pumping system to protect the villa against heavy rain or excess water. The rainwater is pumped from the drains up to the garden to be recycled.

Come and see this remarkable Nueva Andalucia villa today.



Features:

Features

Covered Terrace
Private Terrace
Ensuite Bathroom
Fitted Wardrobes

Views

Panoramic
Garden
Pool

Pool

Private

Garden

Private

Utilities

Electricity
Photovoltaic solar panels

Orientation

South

Setting

Commercial Area
Close To Golf
Urbanisation
Close To Sea
Close To Shops
Close To Town

Furniture

Not Furnished

Security

24 Hour Security

Category

Luxury
Resale

Climate Control

Air Conditioning
Fireplace
U/F Heating
U/F/H Bathrooms

Condition

Excellent

Kitchen

Fully Fitted

Parking

Private