



**Aloha Club de Golf**

## **5 Bedroom Villa**

**Spain, Nueva Andalucía**

**€3.495.000**

**Ref: PG-2049**

Brand new state-of-the-art villa situated frontline golf at the prestigious Aloha Golf Club. This villa represents modern luxury with a gorgeous grey and white colour scheme and hi-tech features throughout. The villa is bright and spacious with versatile accommodation including an en-suite bedroom completely separate to the main house. It comes fully furnished with quality furniture and wardrobes in all bedrooms. The kitchen has a stunning contemporary style with a breakfast bar and Gaggenau appliances. On entering the villa, the hall opens into an open-plan kitchen and dining room with full-height integrated Gaggenau wine cooler, a large living room with remote controlled fireplace, utility and laundry room, three en-suite bedrooms and an impressive master bedroom with en-suite bathro...

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# Property Description

**Location:** Spain, Nueva Andalucía

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On entering the villa, the hall opens into an open-plan kitchen and dining room with full-height integrated Gaggenau wine cooler, a large living room with remote controlled fireplace, utility and laundry room, three en-suite bedrooms and an impressive master bedroom with en-suite bathroom. The bathrooms are beautiful and modern with Villeroy & Boch fittings.

The fifth bedroom, also with an en-suite, is below the garage with independent access. This is the perfect room for guests or a nanny. The garden features a lovely pool, tiled with white pearl mosaic, and quality exterior lighting that illuminates the building. There is also a fabulous roof terrace with outdoor kitchen, pergola, Jacuzzi and shower.

Features include water-based floor heating throughout the house, individual temperature control in each room, sun protection glass to reduce heat radiation (and therefore lower cooling requirements) and home automation systems. There is a state-of-the-art security and CCTV system.

Situated close to a range of golf courses - including Las Brisas, Aloha and Los Naranjos - and just a long wedge to bars, restaurants and the beach, it has something for everyone close at hand; an excellent location for families either as a permanent residence or a holiday home with undoubted rental potential.

This is a very special villa that must be viewed to be fully appreciated.

## LOCATION

A highly desirable spot on the Costa del Sol, Nueva Andalucía is conveniently situated between Marbella, Puerto Banús and San Pedro de Alcántara with easy access to international schools and a selection of beautiful beaches.

The area boasts a wealth of attractions from renowned golf courses to high-end bars and restaurants, all surrounded by stunning valleys with breathtaking views of the Mediterranean Sea and African Coastline.

Located just a forty-minute drive from Málaga airport, it is the ideal choice for a holiday house or permanent residence in the sun.

A destination that really does offer something for everyone, Nueva Andalucía is undeniably attractive and a truly unique place to call home.

## Additional Info

For Sale	Beds: 5	Baths: 5
Type: Villa	Living Area: 351m2	Plot Size: 1158m2
Fully furnished	Premium furniture from eg. "Eilersen"	135 m2 terrace
70 m2 swimming pool	Garage	BBQ area
Solarium	Food elevator to the solarium	Jacuzzi
Underfloor heating throughout	Porcelain "Villeroy & Boch"	Sonos system
"Lutron" Bus-controlled electrical system	Bio ethanol fireplaces	"Gaggenau" appliances

## Features

Sea views	Frontline golf	Golf views
Modern style	Walking distance to amenities	Swimming pool