



**Property type :** Detached Villa

**Location :** Nueva Andalucía

**Bedrooms :** 6

**Bathrooms :** 4

**Swimming pool :** Private

**Garden :** Private

**Orientation :** Southwest

**Views :** garden

**Parking :** Closed Garage

**House area :** 620 m<sup>2</sup>

**Plot area :** 1489 m<sup>2</sup>

- ✓ Close to golf
- ✓ Fitted wardrobes
- ✓ Alarm system
- ✓ Utility room
- ✓ Airconditioning

- ✓ Close to sea
- ✓ Storage room
- ✓ Central heating
- ✓ Terrace

- ✓ WiFi
- ✓ Fireplace
- ✓ Basement
- ✓ White goods



A family villa situated in the heart of Aloha in Nueva Andalucia, it is timelessly traditional and full of Andalucian charm. With a south-west orientation, it is located on a large plot of manicured, tropical gardens on one of the most prestigious areas of Aloha.

This beautiful villa is very well proportioned over 3 levels and has 6 bedrooms, 4 bathrooms and a guest toilet. The grand entrance hall with vaulted ceilings in the tower leads into a large living room with a feature fireplace, it opens out onto the villa's outside living spaces. The villa enjoys both covered and uncovered terraces perfect for relaxing, entertaining or just appreciating the large swimming pool and breathtaking garden.

Both the hall and living room lead to the dining room and fully fitted kitchen. Also, on this ground level there are 2 bedrooms and bathroom and a guest toilet.

Upstairs you will find 2 further bedrooms which share a family bathroom and a master bedroom suite with ensuite bathroom, dressing room and a terrace with breath-taking views over the Golf Valley.

Downstairs in the basement which is accessed by an internal staircase, there is a self-contained 1 bedroom apartment with kitchen and independent access. The villa also enjoys a games room with bar, gym and bodega, a store room and laundry area. The gated driveway leads down to the double garage also found in the basement.

The villa has underfloor heating throughout and air conditioning in the bedrooms.

The spectacular mature garden is very private and well manicured with many tropical plants and trees and a beautifully, well cared for lawn. There are also fruit trees that produce a healthy harvest of avocados, lemons and figs.

Positioned within a prime street in Aloha, Nueva Andalucia it is a beautiful and safe residential area, walking distance to many amenities and facilities for the whole family. You will find plenty of shops, supermarkets, bars, restaurants, hairdressers, sports facilities, and more including 5 internationally acclaimed golf courses and a well-respected international school. Puerto Banus and Marbella are just a short drive away.

This is a gem of a property that must be seen!

