



## Detached Villa for sale in Nueva Andalucía, Marbella

**4,595,000 €**

Reference: RS10554   Bedrooms: 4   Bathrooms: 5   Plot Size: 1,164m<sup>2</sup>   Build Size: 476m<sup>2</sup>   Terrace: 78m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Villa Valora, completed in 2023, is an exceptional newly built villa for sale in La Cerquilla, an exclusive neighbourhood within Nueva Andalucía's renowned Golf Valley. This stunning property harmoniously blends modern design with classical influences, drawing inspiration from French provincial architecture. Spacious and Luxurious Living With an expansive 475 m<sup>2</sup> of built area and a refined 78 m<sup>2</sup> terrace, Villa Valora offers ample space for relaxation and alfresco dining. The villa features four luxurious bedrooms, each with its own en-suite bathroom, ensuring privacy and comfort for family and guests. A thoughtfully placed guest toilet serves the common areas, ideal for social gatherings. Designed under the guidance of a renowned architect, the villa seamlessly integrates timeless classical elements with contemporary amenities. The modern open-plan kitchen boasts high-end appliances and chic contemporary furnishings, elevating the home's overall elegance. Exceptional Features and Outdoor Oasis Villa Valora is equipped with prestigious features, including a state-of-the-art alarm system, an elegantly designed barbecue area, and a relaxing sauna, providing a cohesive combination of security, luxury, and comfort. The exterior is equally captivating, facing southwest to maximize natural light and offer breathtaking sunset views. The expansive terrace is the perfect vantage point to overlook the private swimming pool, providing serene moments embraced by nature. The villa's surroundings evoke the charm of southern France, with beautiful courtyards adorned with olive trees and lavender, and meticulously manicured gardens contributing to a resort-like atmosphere. Prime Location in the Golf Valley Villa Valora enjoys a strategic location in Nueva Andalucía, a coveted residential area known as the "Golf Valley" for its abundance of golf courses. Situated within a serene cul-de-sac, it's just a short drive from essential amenities such as shops, schools, and the beach. This location offers both privacy and convenience, making it ideally suited for year-round living or as a luxurious vacation home. Unrivalled Proximity to Amenities Golf enthusiasts will appreciate the proximity to the renowned Los Naranjos Golf course, with Las Brisas Golf Club and Aloha Golf Club also nearby. The famous Puerto Banús Beach is easily accessible, offering sandy shores perfect for sunbathing and water sports, complemented by popular beach clubs like Ocean Club and La Sala by the Sea. Dining options in Nueva Andalucía are plentiful, with establishments such as Mosh Fun Kitchen, Casa Italia, and Magna Café offering diverse culinary experiences. Shopping needs are well catered for with Centro Plaza and, a stone's throw away, El Corte Inglés in Puerto Banús for high-end retail brands. Reputable educational institutions like Aloha College and the International School of Marbella are also within easy reach. Connectivity to Marbella and beyond is ensured by regular bus services and the convenience of the A-7 motorway. For peace of mind, many sections of Nueva Andalucía, particularly gated communities, offer enhanced security measures. Parking at Villa Valora is simplified by a spacious carport for two vehicles, with additional thoughtful storage solutions.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Double Glazing  
Fitted Wardrobes  
WiFi  
Gym  
Sauna  
Games Room  
Utility Room  
Wood Flooring  
Domotics  
Basement  
FirePlace  
Close to Sea  
Close to Golf  
Satellite TV  
Alarm  
Telephone  
GuestToilet  
LivingRoom  
SPA  
Balcony  
IndividualUnitsAC  
WalkinCloset  
Gres Floor  
Fibre optics  
Surround System  
Laundry Room  
Parquet Floors  
Porcelain Floors  
Roof Terrace  
Wine Cellar

### Setting

Close To Port  
Close To Shops  
Close To Town  
Close To Schools  
Playground for children  
Close to Restaurants

### Furniture

Fully Furnished

### Climate Control

Air Conditioning  
U/F/H Bathrooms  
Automatic Irrigation System

### Views

Sea  
Mountain  
Pool  
Garden View

### Condition

Excellent

### Pool

Indoor Pool  
Salt Water Swimming Pool

### Kitchen

Separate Dining Room  
Kitchen Equipped

### Garden

Mature





---

**Security**

Security Entrance

Open Plan Kitchen

**Category**

Pets Allowed