ALL IN real estates

House in Nueva Andalucía

Bedrooms	5	Bathrooms	5	Built	635m2	Plot	849m2
R5174071		**House**		**Nueva Andalucía**		**3.350.000€**	

Welcome to Villa La Cerquilla, an exceptional 5-bedroom luxury villa in La Cerquilla, Nueva Andalucía, combining privacy, contemporary Mediterranean living and an outstanding location in the heart of Marbella's prestigious Golf Valley. Offering 635 m² of generous living space on an 849 m² private plot, the villa features five spacious bedrooms and five bathrooms, together with flexible guest and staff accommodation. Surrounded by renowned golf courses and within easy reach of Puerto Banús, international schools and Marbella's beaches, this impressive residence offers an excellent combination of lifestyle, comfort and investment potential. Designed for effortless living and entertaining, the villa features bright, sophisticated interiors filled with natural light. The spacious living and dining areas connect seamlessly with a fully equipped modern kitchen, creating an inviting social environment for family and guests. Five generously proportioned bedrooms provide privacy and comfort, including an elegant principal suite, while a separate guest or staff apartment and dedicated service room add valuable flexibility. Air conditioning, heating, a security system and carefully selected furnishings further enhance everyday comfort, with the property offered fully furnished and ready to enjoy. Outdoor living is a defining feature of this La Cerquilla villa. Beautifully landscaped gardens surround the private swimming pool, sunbathing areas and a covered terrace with barbecue, providing the perfect setting for al fresco dining and relaxed Marbella evenings. The spectacular rooftop terrace with private Jacuzzi offers an additional

space for entertaining and unwinding while enjoying impressive views across the surrounding golf courses. Ample private parking adds further convenience within the secure grounds. The property also offers attractive investment potential thanks to the strong demand for luxury accommodation in Nueva Andalucía. Previous rental figures indicate potential rates of up to €15,000 per week during high season, approximately €11,000–€12,000 per week in lower season and around €12,000 per month for long-term rental, subject to market conditions and applicable rental regulations. The villa also presents potential for future renovation or modernisation, allowing a new owner to further enhance both its design and long-term value. Perfectly positioned in La Cerquilla, Nueva Andalucía, the villa provides convenient access to Marbella's renowned Golf Valley, prestigious international schools, fine dining, luxury shopping and the Mediterranean coastline. Puerto Banús and its world-famous marina are only a short drive away, placing designer boutiques, restaurants and beach clubs within easy reach. Combining privacy, ?golf ?views, ?versatile ?accommodation ?and a prime ?Marbella ?location, Villa La Cerquilla represents ?an outstanding ?opportunity as ?a ?luxury family residence, holiday ?home ?or ?investment ?property ?in ?Nueva ?Andalucía.

Basement	Basement	Covered Terrace
Ensuite Bathroom	Fitted Wardrobes	Jacuzzi
WiFi		