NUEVA ANDALUCÍA

sypialnie	■azienki	zbudowany m²	taras m²	fabu■a m²
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VILLA W NUEVA ANDALUCÍA

Villa Valora is an exceptional villa for sale within La Cerquilla, an esteemed neighborhood in Nueva Andalucía's renowned Golf Valley. Completed in 2023, this newly constructed villa represents a harmonious blend of modern design and classical influences inspired by French provincial architecture. Its expansive 475 square meters of built area, along with a refined 78 square meter terrace, offer ample space for relaxation and alfresco dining. The villa offers four luxurious bedrooms, each designed with an en-suite bathroom for enhanced privacy and comfort for family members and guests. A thoughtfully placed guest toilet serves the common areas, adding convenience during social gatherings. With a layout that skillfully balances grandeur and intimacy, Villa Valora creates a welcoming atmosphere throughout its impressive living spaces. Attention to detail defines this property, with its design under the guidance of a renowned architect ensuring that the villa seamlessly integrates timeless classical elements with contemporary amenities. The villa is equipped with prestigious features, including a state-of-the-art alarm system, an elegantly designed barbeque area, and a relaxing sauna, providing a cohesive combination of security, luxury, and comfort. The modern open-plan kitchen features high-end appliances and chic contemporary furnishings, enhancing the overall elegance of the home. Its exterior is equally captivating, facing southwest to maximize natural light and offer breathtaking sunset views. The expansive terrace serves as the perfect vantage point to overlook the private swimming pool, providing serene moments spent in the embrace of nature. The villa's surroundings echo the charm of southern France, with its beautiful courtyards adorned with olive trees and lavender, and meticulously manicured gardens contributing to a resort-like atmosphere. Villa Valora enjoys a strategic location in Nueva Andalucía, a coveted residential area known for its lush landscapes and tranquil yet vibrant ambiance, often referred to as the "Golf Valley" for its abundance of golf courses. The villa is positioned within a serene cul-de-sac, just a short drive away 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. Proximity to the renowned Los Naranjos Golf course makes Villa Valora a dream home for golf enthusiasts, while its easy access to Marbella's variety of recreational and cultural offerings ensures that residents will never experience a dull moment. Nearby, Las Brisas Golf Club and Aloha Golf Club offer manicured greens and diverse challenges for golf aficionados. The community's charm extends to the coast, with the famous Puerto Banús Beach within easy reach, offering sandy shores perfect for sunbathing and water sports, complemented by popular beach clubs like Ocean Club and La Sala by the Sea. Meanwhile, dining options within Nueva Andalucía are plentiful, with establishments such as Mosh Fun Kitchen offering eclectic menus and vibrant atmospheres, Casa Italia providing a traditional Italian dining experience, and Magna Café offering sophistication paired with stunning views. Shopping needs are well catered for with Centro Plaza, a shopping area featuring boutiques, cafes, and services, and just a stone's throw away, El Corte Inglés in Puerto Banús offers a comprehensive selection of high-end retail brands. Educational pursuits are accommodated by reputable institutions such as Aloha College, known for its British curriculum and excellent academic programs, and the International School of Marbella, with its focus on personal development and creativity. Transport options ensure connectivity to Marbella and beyond, with regular bus services and the convenience of the A-7 motorway providing links to major parts of the Costa del Sol. For residents who seek peace of mind, many sections of Nueva Andalucía offer enhanced security measures, particularly in gated communities, making it a favored choice for those desiring privacy and safety. Parking at Villa Valora is simplified by a spacious carport for two vehicles, enhancing practicality without compromising elegance. Additional storage solutions are thoughtfully integrated, ensuring living areas remain uncluttered and always ready to impress. Residing in Villa Valora is about more than enjoying a beautifully designed home; it is an invitation to embrace a lifestyle of refinement and sophistication in one of Marbella's most sought-after locations. This property is a reflection of a profound understanding of sophisticated living, offering privacy, and subtle luxury with thoughtfully considered architectural lineage and a prime locale. Nueva Andalucía, and by extension, Villa Valora, offers a coveted blend of tranquility, luxury, and accessibility, making it an attractive place for families, retirees, and even international celebrities. Beyond being a home or a residence, Villa Valora is a lifestyle promise, wrapped in the sun-drenched, laid-back opulence of Marbella. For those searching for exclusivity, comfort, and classical elegance on the Costa del Sol, Villa Valora stands as an unmatched opportunity. It represents the epitome of luxury living in a venue that embodies grandeur while welcoming residents into its warm embrace. Experience all that Villa Valora offers by opting for a sophisticated lifestyle that balances comfort and elegance in one of the most desirable locales in Marbella.

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