



Nueva Andalucia
 Villa Aurora - Stunning Bespoke Modern Luxury House in La Cerquilla, Nueva Andalucía

6 6 966 m2 159 m2 2.104 m2



community 386 € month garbage 306 € year ibi 6.635 € year for sale 6.990.000 €

EPC: Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

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This modern villa for sale in the prestigious community of La Cerquilla offers a unique design in the heart of the Golf Valley, close to all amenities of Nueva Andalucía, superb golf courses and world-famous Puerto Banus.

Nestled on a large elevated plot of 2,104 m², this luxurious retreat of 966m² enjoys picture-perfect views to the idyllic surroundings, a golf course and mountains, including La Concha Mountain, the majestic symbol of Marbella. It impresses with its elegant architecture of modern Mediterranean style, open-plan contemporary chic spaces with stylish interior design and the latest technological advances. This brand-new bespoke home has been finished to the highest quality standards, offering top-quality materials throughout.

Distributed over 3 levels, this fabulous villa has 6 bedrooms, 6 super modern bathrooms and 2 toilets. It welcomes you into an impressive entrance hall with double-height ceiling, which leads to a large open-plan living area. The large, vogueish living room is furnished with high-quality furniture and overlooks the subtropical garden. It is connected with an imposing dining area and a state-of-the-art sleek kitchen. The living and dining areas have direct access to the covered and uncovered terraces, with several chill-out and al fresco dining areas, and an infinity pool with a wow-factor. Upstairs, the villa welcomes you into spacious, serene bedrooms, overlooking the green carpets of Los Naranjos Golf. The lower level boasts an extra-large entertainment area with a TV room and the possibility to customise with more features.

The outside area has been made to suit the most discerning tastes, as you can find remarkable terraces of 156 m², a stylish sunken lounge, solarium, water features, landscaped areas and flowerbeds. This high-end property is in excellent condition, with luxurious features ensuring you have the most sophisticated lifestyle (fireplace, freestanding bathtub, air-conditioning, double glazing, fitted ...

Reference	263-02905P	Beds	6	Built excluding terraces m ²	966
Type	Villa	Baths	6	Interior m ²	---
Location	Nueva Andalucia	En-suite Baths	---	Terrace m ²	159
		Guest Toilets	2	Plot m ²	2.104
		Pax	---		
Pool	---	Community	386 € / month	Levels	3
Garden	---	Garbage	306 € / year	Floor	---
Garage	---	IBI	6.635 € / year	Orientation	
Parking slots	---	Construct Year	2019	EPC	40,42 kWh/m ² 7,09 KgCO ₂ /m ²

For Sale

6.990.000 €

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wardrobes, glass doors, garage for 8 cars, etc.). Every detail ensures the highest quality living!

Surrounded with golf courses and similar luxury properties of Nueva Andalucía, this spectacular house is truly one of the most exceptional homes in the area. It is conveniently located close to everything you may need: international schools, shops, restaurants and bars, several golf courses, a casino, sandy beaches and beach clubs, all amenities of lively Nueva Andalucía, glamorous Puerto Banus, San Pedro and Marbella Centre.











