



Nueva Andalucia, Marbella
Aloha 150

bedrooms **5** bathrooms **5** built _{m²} **401** terrace _{m²} **171** plot _{m²} **1.049**



community -- month garbage 185 € year ibi 2.700 € year for sale **3.695.000 €**

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.

Nueva Andalucia, Marbella

Aloha 150

This captivating villa impresses with its unique architectural design, featuring a dome-like structure at the heart of its exterior facade. Its white walls and traditional Andalusian roof tiles add a touch of classic charm. The property offers an array of outdoor terraces, perfect for alfresco dining, BBQs and relaxed chill-out areas, allowing residents to enjoy Marbella's pleasant weather throughout the year. Surrounded by lush greenery, the villa ensures utmost privacy from neighbouring properties. The pool's distinctive shape, connected to a jacuzzi, adds visual appeal.

The circular theme continues throughout the property, seen in the ground floor's arched windows that connect the living area to the terrace. Inside, the interiors exude elegance with refined decorations and attention to detail. Luscious wood flooring and arches add character while complementing the property's curvature theme. The open-plan layout facilitates a seamless flow between interior spaces, while ample windows fill the property with natural light.

The fully equipped kitchen showcases immaculate carpentry that blends beautifully with the selection of marble and a stunning central kitchen island. The informal living room features a long sofa that mimics the dome's curved shape, creating an ideal space for family gatherings. Each of the 5 bedrooms is meticulously designed to prioritise luxury and comfort. The master bedroom is an epitome of elegance, with a luxurious bed and direct access to a private terrace.

The master bathroom boasts a stunning double vanity, walk-in shower and bathtub adorned with the same exquisite marble featured in the kitchen. Situated on an ample plot in the sought-after area of Aloha, the villa offers breathtaking views of La Concha mountain and convenient access to a wealth of amenities within Nueva Andalucia's Golf Valley.

Reference	480727	Beds	5	Built m ²	401
Type	Villa	Baths	5	Interior m ²	401
Location	Nueva Andalucia, Marbella	En-suite Baths	---	Terrace m ²	171
		Guest Toilets	1	Plot m ²	1.049
		Pax	---		
Pool	Private	Community	---	Levels	2
Garden	Private	Garbage	185 € / year	Floor	2
Garage	Private	IBI	2.700 € / year	Orientation	West
Parking slots	4	Construct Year	---	EPC	In Progress

For sale

3.695.000 €

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