



La Cerquilla, Nueva Andalucia
 Villa Aurora - Luxury Villa in La Cerquilla

bedrooms **6** bathrooms **6** built **921** _{m²} terrace **156** _{m²} plot **2.104** _{m²}



community -- month garbage -- year ibi -- year for sale **6.990.000 €**

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.

La Cerquilla, Nueva Andalucia

Villa Aurora - Luxury Villa in La Cerquilla

Villa Aurora, a masterpiece of modern architecture, graces the esteemed La Cerquilla community. This luxurious villa, residing in the vibrant heart of the Golf Valley, is just a stone's throw away from the rich array of amenities in Nueva Andalucía and surrounded by premier golf courses. Crafted with meticulous attention to detail, Villa Aurora showcases the pinnacle of quality with its selection of premium materials.

Spread across three elegantly designed levels, the villa makes a grand statement with its majestic entrance hall, featuring a soaring double-height ceiling. This leads into a sprawling open-plan living space where sophistication meets comfort. The expansive living room, adorned with top-tier furniture, offers a tranquil view of the villa's lush tropical garden. Seamlessly integrated, the living area flows into a distinguished dining space and a state-of-the-art kitchen.

Both the living and dining areas open onto a blend of sheltered and open terraces, creating a serene oasis with several lounging areas and a breathtaking infinity pool. The upper level of Villa Aurora welcomes you with generously sized bedrooms, each offering a picturesque view of the verdant Los Naranjos Golf course.

Descending to the lower level, Villa Aurora reveals an extensive entertainment haven, complete with a TV room and ample space for customized additions. Standing on an elevated plot, Villa Aurora isn't just a home but a symbol of luxury in Nueva Andalucía, distinguished by its exceptional build quality, avant-garde architecture, and an enviable location.

Reference	509335	Beds	6	Built m ²	921
Type	Villa	Baths	6	Interior m ²	---
Location	La Cerquilla, Nueva Andalucia	En-suite Baths	---	Terrace m ²	156
		Guest Toilets	2	Plot m ²	2.104
		Pax	---		
Pool	Private	Community	---	Levels	---
Garden	Private	Garbage	---	Floor	---
Garage	Private	IBI	---	Orientation	South
Parking slots	8	Construct Year	2019	EPC	In Progress

For sale

6.990.000 €

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.







