

# NUEVA ANDALUCIA



bedrooms **5**    bathrooms **5**    built **351** <sub>m<sup>2</sup></sub>    terrace **135** <sub>m<sup>2</sup></sub>    plot **1.158** <sub>m<sup>2</sup></sub>

## FRONTLINE GOLF VILLA WITH SEA AND MOUNTAIN VIEWS IN NUEVA ANDALUCÍA

Villa La Vista is a spacious and thoughtfully designed residence, situated in a prime location on the frontline of the prestigious Aloha Golf Course in Nueva Andalucía. This home combines modern architecture with Andalusian style, offering stunning views of the Aloha Golf greens, the iconic La Concha mountain, and the Mediterranean Sea.

Set on a generous plot with large terraces and porches, Villa La Vista is laid out on a single level. The living area, at the heart of the villa, features floor-to-ceiling windows that fill the space with natural light while offering breathtaking views of the landscaped garden and La Concha mountain.

The state-of-the-art kitchen, equipped with Gaggenau appliances and a breakfast bar, also includes a full-height integrated wine cooler. The villa ...

community -- month    garbage **185 €** year    ibi **2.016 €** year    for sale **4.950.000 €**

















## Nueva Andalucia

# Frontline Golf Villa with Sea and Mountain Views in Nueva Andalucía

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The state-of-the-art kitchen, equipped with Gaggenau appliances and a breakfast bar, also includes a full-height integrated wine cooler. The villa offers five generously sized bedrooms, including a spacious main suite with elegant Villeroy & Boch fittings. Three additional bedrooms, each with an ensuite bathroom, are conveniently located on the main floor.

The villa also features a guest bungalow, ideal for visitors or staff, and a rooftop solarium with a barbecue area, outdoor kitchen, and Jacuzzi. Perfect for enjoying the Mediterranean climate, the shaded lounge area provides comfort while relaxing under the stars.

The property is equipped with underfloor heating, air conditioning with individual room controls, and cutting-edge security systems. A domotic system and solar panels ensure enhanced energy efficiency.

The exterior offers a newly renovated garden with a mosaic-clad pool and a dining terrace for alfresco meals. A newly designed Chill Out area surrounded by olive trees, palm trees, and Andalusian plants adds an extra touch of tranquillity to this exceptional home.

Reference	601796	Beds	5	Built m <sup>2</sup>	351
Type	Villa	Baths	5	Interior m <sup>2</sup>	---
Location	Nueva Andalucia	En-suite Baths	4	Terrace m <sup>2</sup>	135
		Guest Toilets	1	Plot m <sup>2</sup>	1.158
		Pax	---		
Pool	Private	Community	---	Levels	1
Garden	Private	Garbage	185 € / year	Floor	---
Garage	Private	IBI	2.016 € / year	Orientation	
		Construct Year	---	EPC	In Progress

For Sale

**4.950.000 €**

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.