

# BROMLEY ESTATES

*Marbella*



## LUXURY VILLA FOR SALE IN NUEVA ANDALUCIA MARBELLA FRONTLINE GOLF WITH SEA VIEWS

📍 Nueva Andalucia

REF# BEMV1984 €8,995,000

BEDS	BATHS	BUILT	PLOT	TERRACE
6	7	854 m <sup>2</sup>	1543 m <sup>2</sup>	427 m <sup>2</sup>

Set on a frontline golf position within an established residential setting, this luxury villa for sale in Nueva Andalucia Marbella frontline golf with sea views is oriented across the fairways, with open views extending towards the sea and La Concha Mountain. The architecture draws on Mediterranean proportions, expressed through white-rendered volumes and tiled rooflines, while the interior introduces a more contemporary language, creating a composition that feels layered and resolved.

The main living space is arranged as a continuous sequence, where lounge, dining and kitchen areas align and open directly onto the terraces. Large sliding openings draw natural light deep into the interior, allowing the external landscape to remain visually present throughout the day. The kitchen is defined by clean lines and integrated appliances, set within the overall layout as a functional core that works equally well for daily use and more social occasions without interruption.

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The property includes five bedrooms, each designed with a consistent approach to material and proportion. The principal suite opens onto a private terrace, with a dressing area and bathroom integrated into the layout, forming a space that prioritises clarity and comfort. Additional bedrooms follow the same design logic, maintaining a sense of continuity across the house. A series of secondary spaces are arranged within the villa, including a dedicated spa area with sauna and jacuzzi, a cinema room and a gym. These are positioned to extend the use of the property while remaining secondary to the main living areas.

Outdoor areas are organised in relation to the golf frontage, with terraces extending from the main living level towards an infinity pool positioned to align with the fairway beyond. The transition between interior and exterior remains fluid, with shaded and open areas allowing for use throughout the day. Planting is used selectively to define boundaries without interrupting the openness of the setting.

Within Nueva Andalucia, one of the most established residential areas of Marbella, the Golf Valley has evolved into a low-density residential setting defined by its proximity to several of the coast's leading courses. Mature landscaping and considered planning contribute to a sense of permanence, while the overall character of the area reflects a more discreet standard of luxury. Puerto Banus, international schools and a select range of restaurants are all within close reach, allowing for a lifestyle that remains both practical and well connected to the coastline.

This Marbella villa is executed with a level of discipline and cohesion that reflects a more exacting standard of design, culminating in a home that feels assured, composed and entirely resolved.



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