



MARBELLA  
C R I B S  
G R O U P

## Modern Off-Plan Frontline Golf Villa in Aloha, Nueva Andalucia

1.750.000€



**Ref**  
MCG1690

**Beds**  
6

**Baths**  
8

**Plot**  
1.279 m<sup>2</sup>

**Built**  
707 m<sup>2</sup>

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The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain conditions are met. This information is subject to errors, omissions, changes, prior sale, or market withdrawal. An information sheet is available per Decree 218/2005 of October 11th.





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Bedrooms	6
Bathrooms	8
Status	For Sale
Type	New Developments
Plot	1.279 m <sup>2</sup>
Built	707 m <sup>2</sup>
Price	1.750.000€
Location	Aloha





## About this property

### INCREDIBLE PLOT WITH PROJECT BY AMES ARQUITECTOS

Aloha 47 A stands as an extraordinary plot, commanding a premier position right on the front line of the Aloha golf course within Marbella's Golf Valley: Nueva Andalucia. This plot enjoys an advantageous frontline golf location, offering expansive views of the renowned Aloha golf course and easy access to a multitude of amenities. What makes this plot truly exceptional is its bespoke project crafted by the esteemed architectural firm, Ames Arquitectos.

Featuring an infinity pool and a sunken chill-out area, this property is tailor-made for hosting guests or indulging in luxurious relaxation. The ample terraces provide ample space for outdoor dining and lounging, affording panoramic vistas of the surrounding landscape and golf course from every angle. Enjoy a seamless blend of indoor and outdoor living with direct terrace access from the entire ground floor.

The interior spaces showcase modern design elements meticulously curated for this property, while the open-plan layout on the ground floor seamlessly integrates the kitchen, dining, and living areas. Practicality meets sophistication with a home office and service kitchen on the ground floor, catering to your daily needs. The upper level is dedicated to three guest bedrooms, each with its own private bathroom, alongside a magnificent master bedroom boasting a walk-in closet, a luxurious bathroom, and direct terrace access.

Descend to the lower level, where two additional ensuite guest bedrooms await, accompanied by custom amenities such as a home gym, entertainment room, and SPA with a hammam.

Convenience is further enhanced with a private carport.

## Contact Us

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