



MARBELLA  
C R I B S  
G R O U P

## Beautiful Panoramic Sea View Villa in Nueva Andalucia

2.295.000€



**Ref**  
MCG1714

**Beds**  
3

**Baths**  
4

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

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

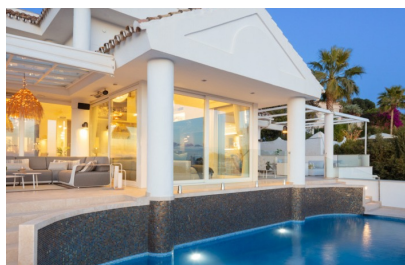
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The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain 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.





<b>Ref</b>	MCG1714
<b>Bedrooms</b>	3
<b>Bathrooms</b>	4
<b>Status</b>	For Sale
<b>Type</b>	Villas
<b>Plot</b>	811 m <sup>2</sup>
<b>Built</b>	323 m <sup>2</sup>
<b>Price</b>	2.295.000€
<b>Location</b>	Marbella City





## About this property

Welcome to Villa Aguila, an exquisite contemporary villa offering awe-inspiring panoramic vistas of the sea, mountains, and the iconic Gibraltar Rock. Just a leisurely stroll from Puerto Banus, the beach, and several golf courses, this southwest-facing villa epitomizes convenience and opulence.

With 3 bedrooms, all featuring en-suite bathrooms, and a guest toilet, Villa Aguila promises ultimate comfort and seclusion. Throughout the entire residence, you'll find underfloor heating, central AC, security glass windows, and solid marble tiles, seamlessly blending functionality with sophistication.

Crafted with your convenience in mind, the villa showcases a bespoke kitchen designed to meet all your culinary desires. Whether you're enjoying a meal with family or entertaining guests, this space is certain to leave a lasting impression.

Nestled in the lower regions of Nueva Andalucia, Villa Aguila grants easy access to superb restaurants, pristine beaches, and top-tier golf courses. Furthermore, the property features a private garage for 2 cars and a basement, offering endless possibilities for customization. Transform it into a spa, gym, game room, cinema, additional bedroom, wine cellar, or any other 'extra' you can envision!

Experience the pinnacle of luxurious living at Villa Aguila, where every detail has been meticulously curated to ensure a seamless and refined lifestyle. Don't let this extraordinary opportunity slip away. Contact us today to schedule a viewing and begin living your dream lifestyle.

## Contact Us

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