



MARBELLA  
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## Stunning Villa Nazari in Nueva Andalucia, Marbella

4.995.000€



**Ref**  
MCG1807

**Beds**  
5

**Baths**  
7

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

**Built**  
365 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>	MCG1807
<b>Bedrooms</b>	5
<b>Bathrooms</b>	7
<b>Status</b>	For Sale
<b>Type</b>	Villas
<b>Plot</b>	1.025 m <sup>2</sup>
<b>Built</b>	365 m <sup>2</sup>
<b>Terrace</b>	159 m <sup>2</sup>
<b>Price</b>	4.995.000€









## About this property

Welcome to Villa Nazari, located in the heart of the renowned Golf Valley in Nueva Andalucía, offering a prestigious front-line position on one of the area's top golf courses. Nestled within an exclusive gated community, this villa provides an atmosphere of privacy and tranquility while being surrounded by the lush beauty of its natural surroundings.

The villa's design masterfully blends rustic sophistication with modern elegance, featuring expansive windows and high ceilings that fill the interior with warmth and light. A mix of Andalusian charm and contemporary style, every corner of the house is crafted to showcase stunning views of the mountains and the Los Naranjos golf course.

Upon entering, to the right of the front door, a guest toilet adorned with designer fixtures and a large window invites natural light in. Ahead, one of the villa's five spacious bedrooms awaits. Throughout the home, you'll notice signature architectural details like gabled ceilings with natural wooden beams and polished white cement floors, which create a seamless flow between spaces.

The grand entrance hall leads into an open-plan living room, featuring an extraordinary ceiling height that allows for a unique hanging hammock. The space is versatile, including an open kitchen with a bar, a dining area, and a cozy living space centered around a floating fireplace. Floor-to-ceiling doors seamlessly connect the interior with the outdoor terrace, providing shaded spaces to enjoy the stunning views any time of the day. From the living room, a large wooden door opens into the master suite, offering a luxurious bathroom with a freestanding bathtub, a glass-enclosed shower, and a walk-in wardrobe bathed in natural light.

On the opposite side of the living room are two more en-suite bedrooms, connected to a secondary living area with walls that open directly to the garden. The outdoor space is designed for relaxation and entertaining, featuring a pool with an adjacent wooden deck, steps that double as cushioned loungers, and a pergola-covered outdoor kitchen with a barbecue area and large dining table. A nearby jacuzzi adds an extra touch of luxury, perfect for starry nights.

Inside, the basement offers additional conveniences, including a large laundry room, a guest toilet, and a ventilated bedroom with its own walk-in wardrobe and glass-enclosed bathroom. The basement also houses a cinema room, ideal for private movie nights.

Additional features of Villa Nazari include home automation, solar panels, aerothermal technology, automatic irrigation, and a garage pre-installed for electric car chargers. The villa

## Contact Us

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