

€9,950,000 House / Villa - For sale - New

Excellent 6 Bedroom house / villa with 761m² terrace for sale in Nueva Andalucía

Spain » Costa del Sol » Marbella » Nueva Andalucía » 29660

6	6	1,411m ²	2,349m ²	761m ²
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace



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Completely renovated detached villa with six bedrooms, 702 m² built, 650 m² living space, energy efficiency A and an exceptional relationship between interior spaces, terraces, garden and golf views in the heart of Nueva Andalucía.

Located in Aloha, Nueva Andalucía, this detached villa represents a contemporary interpretation of residential living in Marbella. Renovated in 2025, the property offers 702 m² of built area, approximately 650 m² of living space, a plot of 2,349 m², and an impressive 761 m² of terraces.

The architecture combines modern lines, expansive glazed surfaces, and a layout designed to maximize the connection between interior and exterior. The result is a large-scale property, yet conceived for fluid and functional living.

The 2025 renovation has resulted in a contemporary home with a clean aesthetic, open spaces and a clear priority for natural light, views and connection with the environment.

Exteriors with golf course views and a strong connection to the landscape

The plot offers an unusual combination of land, landscaped areas, and terraces. The outdoor spaces are designed to be an integral part of daily life, not merely complementary areas to the property.

The spacious terraces allow for the creation of different areas for al fresco dining, relaxing, entertaining guests, or simply enjoying the Mediterranean climate. The private pool and chill-out areas enhance the property's exterior character, while the golf course and mountain views provide a constant visual connection to the surroundings of Nueva Andalucía.

The configuration allows you to enjoy exterior life without sacrificing privacy and the comfort of a fully equipped property for long stays.

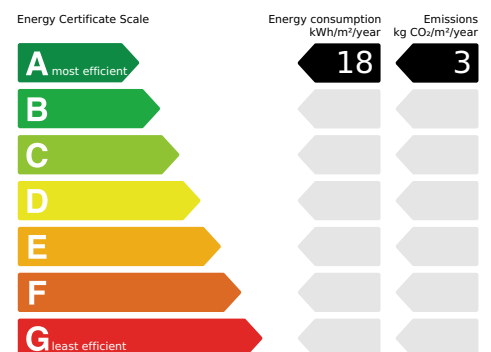
An interior designed for living and entertaining

The interior layout is based on spacious, interconnected environments, with a direct relationship between the living areas and the terraces. The open kitchen and social spaces allow daily life to flow naturally between the interior, dining room, living room, and outdoor areas.



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Mountain views, Terrace, Swimming Pool, Garden, Private garage, Gym, Natural light, Marble flooring, Parking, Modernist building, Communal terrace, Walk-in wardrobe, Utility room, Transport nearby, Storage room, Security, Renovated, Pet-friendly, Panoramic view, Outdoor kitchen, Open kitchen, New build, Near international schools, Heating, Golf views, Gated Community, Fireplace, Exterior, Equipped Kitchen, Double glazing, Domotic system, Chill out area, Central vacuum system, Built-in wardrobes, Barbecue, Balcony, Alarm, Air conditioning



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Large windows and double glazing allow natural light to play a central role in the property, while views of the golf course and mountains become part of the daily experience.

The six-bedroom, six-bathroom layout allows for accommodating family and guests while maintaining a suitable level of independence. The house is ideal for a family seeking a permanent residence as well as for owners who frequently entertain and enjoy an active lifestyle.

The presence of a gym, chill-out areas , an exterior kitchen and spacious terraces allows much of daily life to take place within the property itself, from a quiet morning to a meeting with friends.

Technology, comfort and efficiency

The renovation incorporates solutions designed to improve the comfort and efficiency of the property.

Its key features include:

- Energy rating A.
- Home automation system.
- Central vacuum system.
- Air-conditioning.
- Heating system.
- Double glazing.
- Underfloor heating, subject to confirmation of the specific system installed.
- Open-concept equipped kitchen.
- Fireplace.
- built-in wardrobes and dressing room.
- High ceilings.
- Alarm system.
- Gated community with security.
- Private garage.
- Storage room.
- Equipment room.

The combination of home automation, energy efficiency and a large-scale layout allows the property to be used both as a primary residence and as an international second home.

The Aloha lifestyle, New Andalusia

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Aloha occupies a well-established position within Nueva Andalucía and Marbella's renowned Golf Valley. The area combines detached villas, residential communities, and a strong connection to golf, with Aloha Golf, Las Brisas Golf, and Los Naranjos Golf in the immediate vicinity of Nueva Andalucía. Aloha Golf was founded in 1975 and is located just minutes from Puerto Banús.

Life in this area offers a peaceful residence combined with relatively quick access to restaurants, international schools, sports facilities, Puerto Banús, and Marbella. Nueva Andalucía is particularly appealing to international buyers seeking a well-established residential community with year-round amenities and a blend of family-friendly life, golf, gastronomy, and leisure.

The villa also offers a lifestyle particularly suited to those who wish to concentrate a large part of their lifestyle at home: spacious terraces, a swimming pool, a garden, an exterior kitchen, a gym and entertainment spaces allow you to enjoy a complete residential experience without constantly depending on travel.

Who would particularly enjoy this property?

This property may be particularly attractive to international families looking to relocate to Marbella and needing a large-scale property, to buyers from Northern Europe who value energy efficiency and contemporary design, and to professionals, entrepreneurs and homeowners who want to combine remote work with a Mediterranean lifestyle.

It may also appeal to golf lovers looking to live in the heart of Golf Valley, buyers wanting a second home with ample outdoor space, wellness-oriented homeowners, and families who frequently entertain.

Due to its size, location and characteristics, it can also be considered by buyers with a long-term asset strategy or by those studying a possible rental use, always subject to current regulations, applicable licenses and community conditions.

Applicable taxes on the purchase (ITP/IVA/AJD), notary fees, registration fees and other transaction costs are not included in the price and will be borne by the buyer.

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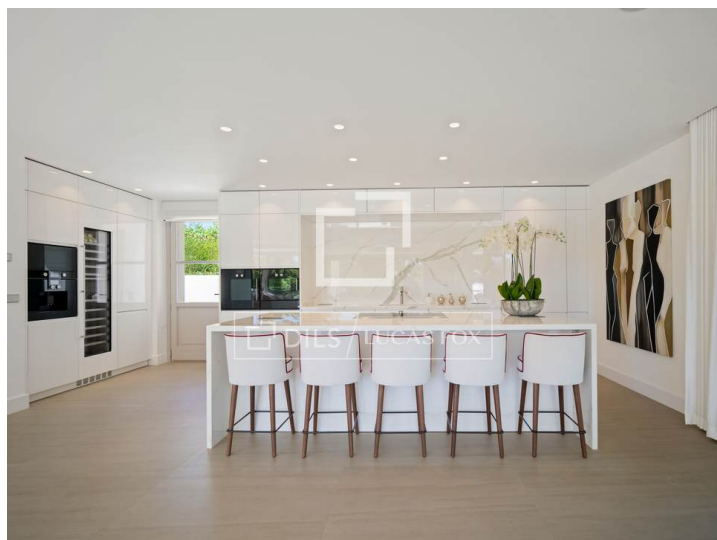
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