

Villa Nazari





## VILLA NAZARI

The mountains, the verdant greens, and lush surroundings are the main views in this exclusive front-line golf villa in Nueva Andalucía. Designed to appreciate views from any space, it boasts immense windows that disappear into the walls, creating an in-out effect that lets you enjoy the house and landscape simultaneously. Amazing outdoor spots include an overflowing heated pool, a wooden solarium deck that climbs towards the terrace, a huge pergola sheltering an outdoor kitchen with a barbecue, and a jacuzzi to unwind under the stars. A second living room offers the comfort of a lounge with its walls entirely open to the garden.





Inside, everything is spacious. White polished cement floors and matching walls, high ceilings with warm wooden beams, and large windows even in the bathrooms, which let in greenery while preserving privacy. The main floor features a large living room, an open-plan kitchen with a bar, a dining area, and a comfortable living room warmed by a floating fireplace, blending seamlessly into the outdoor terrace. There is also a guest toilet, three en-suite bedrooms, and the master suite with a spacious bathroom featuring a bathtub, a shower area, and a glass-enclosed walk-in wardrobe. A staircase leads to the basement, housing a large laundry room, a toilet, an extra bedroom with a walk-in wardrobe and a complete glass-enclosed bathroom, and one of the favourite spaces of the house: the cinema room. The house is well-equipped with home automation, solar panels, and aerothermal technology, ensuring perfect climate control without harming the environment. The garage is pre-installed for electric car chargers, and the house has an alarm system and 24-hour security in an exclusive gated community.



## VILLA NAZARI

5.895.000 €

BEDS	5
BATHS	7
PLOT	1.025 m <sup>2</sup>
BUILT	365 m <sup>2</sup>
TERRACE	159 m <sup>2</sup>
IBI	2.117 € / Year
COMM. FEES	245 € / Month
GARBAGE TAX	184 € / Year
ORIENTATION	WEST





## FEATURES

FRONT LINE GOLF  
HEATED POOL  
CLOSE TO  
AMENITIES CLOSE  
TO SCHOOLS 2  
PARKING SPACES  
CINEMA ROOM  
JACUZZI GATED  
COMMUNITY 24/7  
SECURITY DOMOTIC  
SYSTEM ALARM  
SYSTEM BARBEQUE  
SOLAR PANELS















## VILLA NAZARI

BOHEMIAN YET REFINED, SPACIOUS YET COSY, WARM YET AIRY.  
**THIS VILLA'S CHARACTER IS TRULY ONE OF A KIND.**





















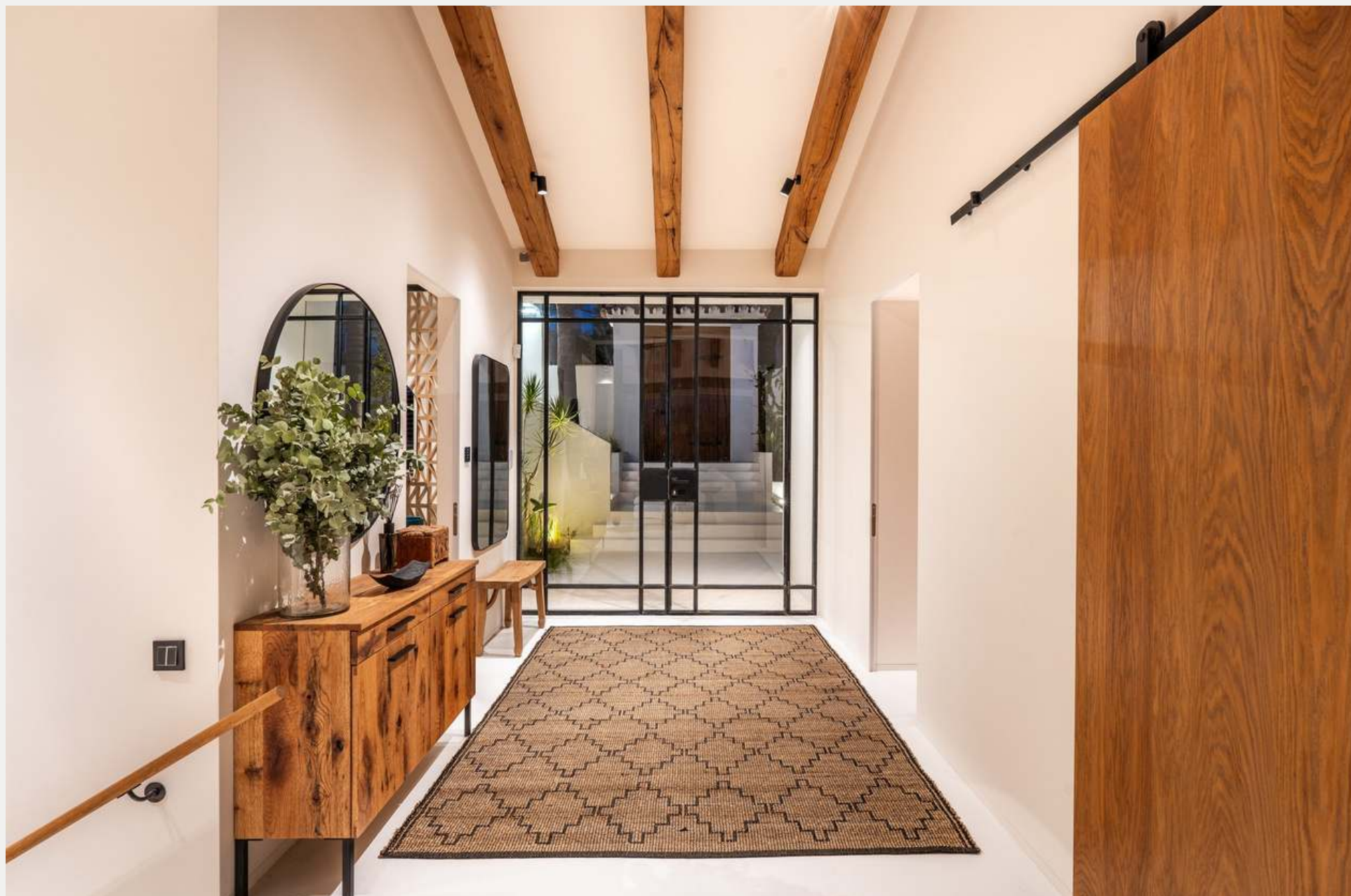
































































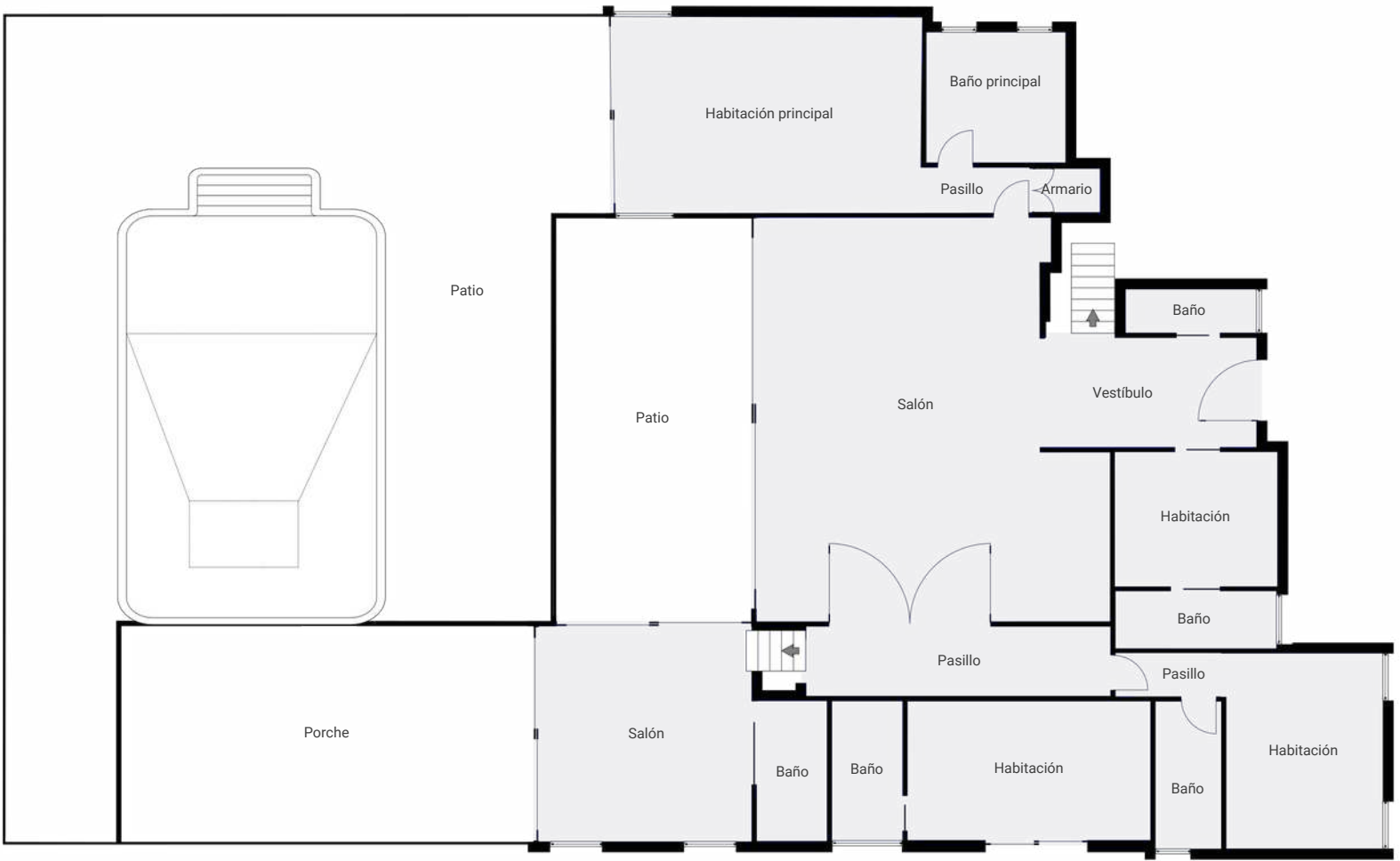










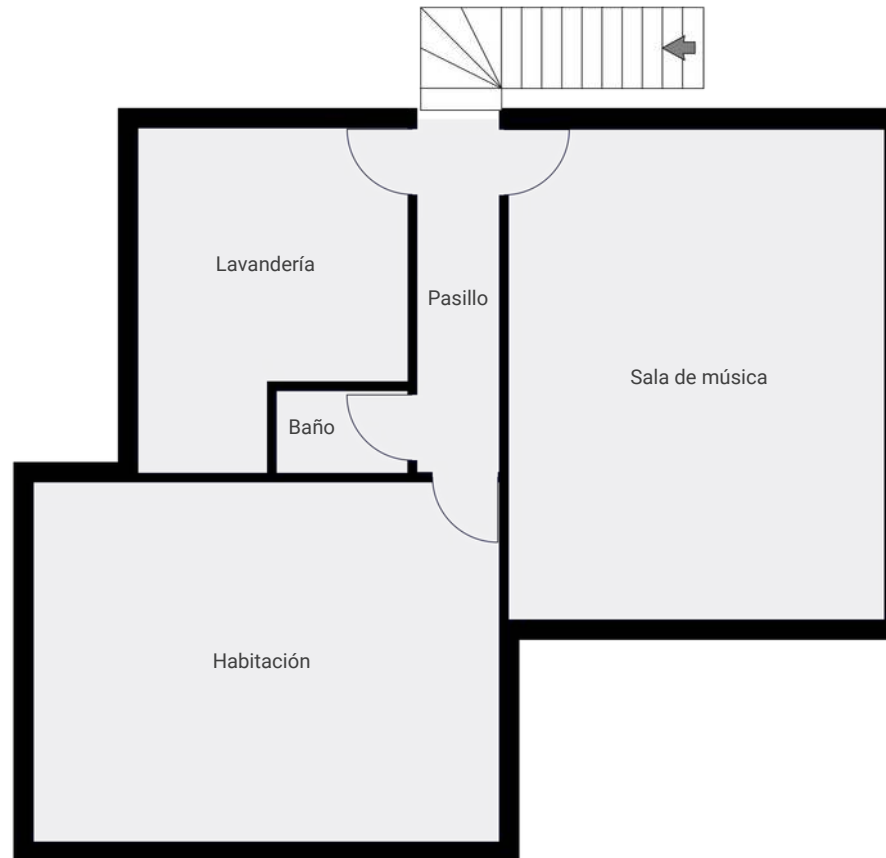




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BASEMENT

FLOOR PLAN





## Nueva Andalucía, the Golf Valley of Costa del Sol.

Lodged in the picturesque valley known as The Golf Valley — home to world-renowned courses—Nueva Andalucía is an exclusive residential area. The landscape blends rolling hills, lush greenery, palm-lined streets, and carefully groomed fairways, all framed by stunning views of the iconic La Concha Mountain. Broad avenues, wide sidewalks, and designated walking paths enhance its family-friendly charm and suitability for leisurely strolls. Just a 5-minute drive from Puerto Banús and steps from vibrant spots like Centro Plaza and Marbella Arena-Auditorium, it is a highly sought-after location on the Costa del Sol.



