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House ■ Elviria ■■■■■■■■■■: R5104471

■■■■■■■■: 5 ■■■■■■■: ■■ ■■■■■■■■ M²: 638 ■■■■: 2 999 000 €

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■■■■■■■■:Positioned within the prestigious Santa Maria Golf urbanization in Elviria, Villa Andrea is an extraordinary frontline golf villa for sale in Marbella offering contemporary luxury, seamless design, and a highly desirable setting. Built in 2021 on a generous plot of 1,743 square meters, the villa boasts 902 square meters built including 264m2 of terraces offering an expansive indoor-outdoor living experience tailored for both leisure and lifestyle. Spread across three levels served by a lift and a wide staircase, the villa is thoughtfully laid out to balance elegance with practicality. It features five spacious en-suite bedrooms (3 of them are in the same level). The design embraces refined materials such as ceramic stone and warm wood finishes, brought together under a sleek architectural vision. High-end details including Miele appliances, solar panels, electric blinds, and an automatic irrigation system underline the home's intelligent, sustainable engineering. Each floor flows effortlessly to the next, with expansive terraces accessible from all bedrooms and common areas. Outdoor spaces include a covered swimming pool, private barbecue zone, and a sauna—ideal for entertaining, family life, or quiet relaxation. Panoramic views over the Santa Maria Golf course and out to the Mediterranean Sea reinforce the villa's prime positioning and tranquil atmosphere. Security and functionality go hand in hand. Villa Andrea is fitted with security shutters, a comprehensive alarm system, and private gated access. A large basement area includes a three-car garage and a storeroom—perfect for storing golf equipment or seasonal belongings—while additional outdoor parking ensures practicality for everyday living or entertaining. The villa's location in the sought-after Elviria district places it just a five-minute drive from Carrefour supermarket and essential shops, while the golden sands and vibrant atmosphere of Nikki Beach are less than ten minutes away. Families will value the proximity to international schools such as the German International College, reachable within a few minutes by car. As part of the Santa Maria Golf Community, Villa Andrea enjoys direct access to Santa Maria Golf & Country Club's acclaimed 18-hole course, as well as its driving range and putting green. The surrounding neighborhood features upscale villas and low-density residences, offering tranquility, scenic golf views, and a well-maintained environment. Dining, sport, and leisure options are abundant. Gastronomic highlights include El Lago Restaurant at Greenlife Golf, a Michelin-starred culinary destination, and beachfront restaurants such as Playa de la Fontanilla and Chiringuito Los Tony's. For world-class dining and entertainment, Puerto Banús is a short drive away with venues like La Sala offering international menus and a lively social scene. Luxury shopping is within easy reach, with La Cañada Shopping Center and the designer boutiques of Puerto Banús and Marbella Old Town providing extensive retail options. The villa's connectivity is another key advantage, with the A-7 motorway offering a direct 40-minute route to Málaga-Costa del Sol Airport. Public transport links, including bus services, further support regional and local accessibility. Tennis and padel courts, fitness centers, and beach clubs add further lifestyle value, along with Elviria's scenic surroundings ideal for walking, cycling, or unwinding outdoors. The area's refined yet relaxed character appeals to permanent residents, holiday homeowners, and investors alike. Villa Andrea represents a rare opportunity to acquire a fully modernized, frontline golf villa with large built dimensions, generous terraces, and one of the most enviable plots in Elviria. Its seamless blend of contemporary architecture, top-tier amenities, and coastal golfside location make it a standout choice for those seeking space, sophistication, and superior quality on the Costa del Sol.

[redacted]:

[redacted], None, [redacted], [redacted], [redacted], [redacted], [redacted], Alarm system, [redacted]