



La Cerquilla, Nueva Andalucia
Cerquilla One

bedrooms **5** bathrooms **5** built _{m2} **455** terrace _{m2} **123** plot _{m2} **1.125**



community -- month garbage 278 € year IBI 2.366 € year for sale **5.995.000 €**

EPC: D 89,17 kWh/m2. D 16,02 KgCO2/m2. Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

La Cerquilla, Nueva Andalucia

Cerquilla One

Frontline golf is rarely this impressive. This five-bedroom villa in La Cerquilla, Nueva Andalucía, delivers five bedrooms across a two-level layout with integrated guest accommodation and a separate guest house, defined by controlled architecture, refined interiors, and a private garden with pool, jacuzzi and gazebo set against open fairways.

What does daily life look like when nothing competes for attention, yet everything performs? The entrance level is calibrated for movement: kitchen, dining, and two living areas operating as distinct but connected zones, all opening onto terraces allowing for indoor/outdoor living. No wasted gestures: a functional home office, a gym and sauna that justify staying in, and guest suites that carry the same weight as the main spaces. The guest house is not an afterthought; it introduces autonomy, whether for visitors or longer stays.

Upstairs, the layout becomes more deliberate: two guest bedrooms and a principal suite that understands its role. A dressing room designed for use, not display; a bathroom that leans towards hospitality-grade comfort; proportions that prioritise ease. The frontline golf aspect is not just a view, it creates depth, natural light, and a buffer that holds its own.

La Cerquilla remains one of Nueva Andalucía's quieter positions. Residential, contained, and intentionally low-profile, yet within immediate reach of golf courses, international schools, and Puerto Banús when needed. It appeals to those ...

Reference	693776	Beds	5	Built m²	455
Type	Villa	Baths	5	Interior m²	455
Location	La Cerquilla, Nueva Andalucia	En-suite Baths	---	Terrace m²	123
		Guest Toilets	1	Plot m²	1.125
		Pax	---		
Pool	Private	Community	---	Levels	---
Garden	Private	Garbage	278 € / year	Floor	---
Garage	Private	IBI	2.366 € / year	Orientation	South/East
Parking slots	---	Construct Year	1983	EPC	D 89,17 kWh/m²
		Renovation year	---		D 16,02 KgCO2/m²

For sale

5.995.000 €

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who prefer discretion over display, and access without proximity.











