

**Charming fully renovated luxury villa with sea and mountain views for sale, Nueva Andalucia, Marbella**

Marbella Area

🏠 House 📏 Plot 806 m<sup>2</sup> 🏠 Built 234 m<sup>2</sup> 📏 - 🛋️ 4 🚿 4 # Ref. 150424

🏠 1.795.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not included purchase costs.

## Completely modernized rustic style villa with magnificent views for sale, Nueva Andalucia, Marbella

### PROPERTY HIGHLIGHTS

- In popular Nueva Andalucía, close to amenities, golf, Puerto Banus
- Gated community
- Facing west to south-west
- Completely renovated and modernised luxury villa
- Sea and mountain views

### THE LOCATION

- In a quiet and private residential area, in the hills of Nueva Andalucia
- **Gated residential complex of luxury villas**
- The complex offers sweeping views of the la Concha mountain peak and the Mediterranean Sea
- Just a stone's throw away from a picturesque lake with water bird and turtle wildlife, a popular picnic area and water recreation possibilities for young and old.
- Las Brisas Golf, Aloha Golf and Los Naranjos Golf, i.e. the 3 major golf courses of Nueva Andalucía's Golf Valley are all just a short buggy ride away. Other fine golf courses such as La Quinta and los Arqueros are also nearby, only minutes away in neighbouring Benahavis.
- 3 minutes' drive to a local Mercadona supermarket. 5 minutes' drive to the Centro Plaza commercial centre of Nueva Andalucia. On top of the club houses of Nueva Andalucía's many golf clubs, there are plenty of excellent restaurants and coffee shops, so you will never have to drive far to dine out or to simply enjoy a drink.
- 6-7 minutes driving to Puerto Banus, the large El Corte Inglés department store, the beach and several trendy beach clubs.

### THE VILLA

- Rural style villa, recently (2019) fully renovated
- Top quality villa with the latest technology and luxurious fixtures and fittings
- South to west facing
- Panoramic sea and mountain views, surrounded by nature
- Private garden with private pool and with chill out and BBQ area
- Underfloor heating in the bathrooms
- Air conditioning for cooling and heating
- Shutters
- Garage for 3 cars
- Alarm system

**Ground floor:** large open plan living-dining area and integrated fully fitted kitchen. En-suite guest bedroom. Guest toilet. Direct access to open and covered terraces and private pool.

**Upper floor:** spacious en-suite master bedroom with terrace

**Lower floor:** 2 en-suite guest bedrooms

The furniture is negotiable



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