



Contemporary, Mediterranean, luxury villa for sale in Nueva Andalucia, Marbella
Marbella Area

🏠 House 📏 Plot 1350 m² 🏠 Built 545 m² - 🛏 8 🚿 7 🏠 Ref. 152545

💰 3.495.000 €

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Beautiful, classic, timeless villa for sale in coveted residential area in Nueva Andalucia, Marbella

PROPERTY HIGHLIGHTS

- A stone's throw from all local amenities and facilities.
- Subtropical designed garden with unique pool.
- Large open and covered terraces.
- Beautifully maintained villa in top condition.

THE LOCATION

- In the heart of the golf valley of Nueva Andalucia, in a quiet, private residential area.
- **Within walking distance to local amenities with a broad range of good restaurants and bars.**
- A short drive from the most prominent golf courses in the Valley.
- Close to international schools, sports infrastructure, several supermarkets, designer boutiques and the famous marina of Puerto Banus.
- Easy connection to San Pedro, Puerto Banus and Marbella center, these are just 5 and 10 minutes away.

THE VILLA

In figures:

- Plot size: 1.350m²
- Built area: 545m²
- Parking spaces for several cars
- Bedrooms: 8
- Bathrooms: 7
- Guest toilet: 1
- Floors: 3

General:

- **Large, well-maintained subtropical garden with palm trees and a fountain.**
- **Unique "lagoon" pool with integrated lighting, jacuzzi, waterfall and fountains.**
- Attached pergola to the house, equipped with sun beds and awning.
- Open terrace with barbecue dining table.
- Covered terrace with spacious lounge and dining table.
- **Peace, serenity and privacy are guaranteed.**

The villa

- Detached villa in private neighborhood.
- Using high quality building materials.
- **Cozy, contemporary interior.**
- Spacious driveway with plenty of parking.
- Entrance with staircase.
- Open living space with beautiful lounge, equipped with a fireplace and with direct access to the terrace.
- Separate dining room.
- Semi-open, well-equipped kitchen with breakfast island.
- The many, generous sliding windows combined with the high ceilings create an open and bright interior.
- **8 bedroom and 7 bathrooms.**
- Master bedroom, en-suite and with private terrace with lounge area.
- **Patio with fitness equipment.**
- **Spacious relaxation room with billiards and home cinema.**

Other features:

- Outdoor shower.
- Marble flooring.
- Air conditioning.
- Glass balustrades.



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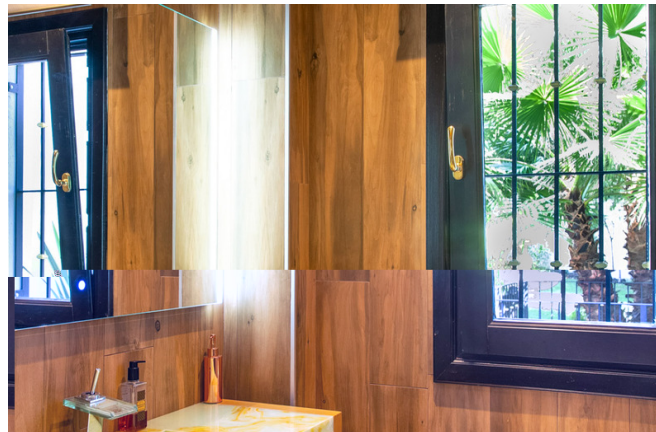
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