



Luxury villa for sale in Mediterranean style, in a secluded and secure community within walking distance of amenities in Nueva Andalucia, Marbella
Marbella Area

🏠 House 📏 Plot 1559 m² 🏠 Built 295 m² 🏠 Terrace 77 m² 🛏 4 🚿 4 # Ref. 155320

🏠 2.995.000 €

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 include purchase costs.

Andalusian luxury villa for sale at walking distance to all amenities in Nueva Andalucia in Marbella

SOLD

PROPERTY HIGHLIGHTS

- Privileged location in a gated and secure residential area of Nueva Andalucia.
- All amenities within walking distance!
- Very bright home with extensive indoor and outdoor spaces.

THE LOCATION

- Located in an **exclusive and gated residential area with 24h surveillance and CCTV, adjacent to the prestigious Real Club de Golf Las Brisas.**
- A wide range of cafés, bars, restaurants, supermarkets, a tennis club and all kinds of amenities are within easy reach.
- A little further on there is a large commercial centre.
- The iconic marina of Puerto Banus is 2 minutes' drive away.
- **The location of this community is undoubtedly an asset, as one can reach everything on foot.**

THE VILLA

In figures:

- Plot size: 1.559m²
- Built-up area: 295m²
- Terrace surface: 77m²
- 4 bedrooms
- Bathrooms: 4+1
- 2 floors

General:

- **Fenced, flat corner plot.**

- Well-kept garden with lawn and tropical greenery.
- A swimming pool surrounded by a sun terrace and sunbeds.
- Open terraces on the upper floor.
- On the ground floor, an extensive, covered terrace with a chill-out and a dining table for 12.
- Followed by a barbecue area.
- View of the garden and from the top floor to the golf courses.
- South-east to south-west orientation.
- Privacy.

The villa itself:

- **Detached villa modern, Mediterranean style.**

- Built with high quality materials.
- Stylish and bright interior.
- Marble indoor and outdoor floors.
- 4 bedrooms en-suite and a guest toilet.
- Carport for 2 cars.

Distribution:

Ground floor

- An electric gate giving access to the driveway.
- Large entrance hall leading to the living area.
- Staircase with guest toilet.
- High-ceilinged living room with TV lounge decorated with a modern fireplace.
- Adjoining the dining room with a large wine cooler.
- Modern open kitchen with island and breakfast bar.
- From the living spaces, the high sliding windows open onto the covered terrace.
- 3 En-suite bedrooms.
- Laundry and technical room.

Upper floor

- Staircase.
- Elegant master bedroom en-suite with access to private terrace.

Other features:

- Fitted wardrobes in the bedrooms.
- Air conditioning.

- Domotics.
- Outdoor lighting.



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