



**Scandinavian design villa for sale, fully renovated with sleek design in quiet residential area of Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📏 Plot 411 m<sup>2</sup> 🏠 Built 262 m<sup>2</sup> 🏠 Terrace 161 m<sup>2</sup> 🛏 4 🗺 4 # Ref. 155850

🏠 2.750.000 €

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.

## Contemporary renovated villa for sale surrounded by tropical greenery in the heart of Nueva Andalucia, Marbella

~~OFF MARKET UNTIL OPEN HOUSE~~

**NOW SOLD**

(look for similar properties below)

### PROPERTY HIGHLIGHTS

- Fully renovated villa.
- Attractive indoor and outdoor spaces.
- Open plan concept.
- Various leisure facilities.
- Within walking distance of amenities.
- Ready to move in.

### THE LOCATION

- Located in a residential urbanisation of Nueva Andalucia, a preferred area of Marbella.
- Walking distance to local amenities, various shops, restaurants and bars.
- Within a minutes' drive several high-class golf courses can be reached including Las Brisas Golf, Los Naranjos Golf and Aloha Golf.
- To Marbella's hotspot, Puerto Banus, it is a five-minute drive.

### THE VILLA

**In figures:**

- Plot size: 411m<sup>2</sup>
- Built-up area: 262m<sup>2</sup>
- Surface terraces: 161m<sup>2</sup>
- Bedrooms: 4
- Bathrooms: 4
- 1 guest toilet
- Residential floors: 2

## General:

- Flat, fenced plot.
- The outdoor area consists mainly of terraces embellished by tropical plantings.
- **Heated private pool** surrounded by sun terrace with loungers.
- Nestled among native plants is a cosy patio, equipped with a chill-out with firepit and jacuzzi.
- Cosy open and covered terraces, with enough space to install a barbecue area and other leisure facilities.
- Privacy.

## The villa itself:

- **Fully renovated villa in a Scandinavian style.**
- Using high-quality materials and refined finishing.
- Stylish and bright interior.
- Carport for 1 car.
- Guest toilet.
- A wooden floating staircase connects both floors.
- Open living space with TV lounge and fully equipped kitchen.
- Integrated dining room.
- Room-high sliding windows with recessed profiles ensure seamless integration between the indoor and outdoor spaces.
- The presence of high glass windows throughout the house creates very bright rooms.
- Ceramic interior and exterior floors.
- 4 bedrooms, 4 bathrooms.
- The stunning master suite attracts all the attention with its integrated bathroom and walk-in closet with, in addition, a private terrace that extends laterally to an **outdoor bath/spa**.
- Attached pergola equipped with an **outdoor gym**.
- The interior is drawn out and the exterior is drawn in, creating a unique scene that allows you to enjoy +320 days of sunshine.
- Laundry room.

## Other features:

- Fireplace.
- **Underfloor heating.**
- Integrated music system.
- Kitchen equipped with Gaggenau appliances.





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