



**Contemporary, detached villa for sale with charming outdoor spaces and heated pool in Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📏 Plot 799 m<sup>2</sup> 🏠 Built 364 m<sup>2</sup> 🏠 Terrace 121 m<sup>2</sup> 🚪 5 🗺️ 5 # Ref. 156275

🏠 2.295.000 €

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## Modern luxury villa for sale with heated pool in Nueva Andalucia in Marbella

**SOLD**

### PROPERTY HIGHLIGHTS

- Bright and modern interior.
- Recently completely renovated.
- Inviting private garden with heated pool.
- Solarium with bar, jacuzzi and phenomenal views of the golf courses and mountain scenery.
- Will be sold furnished.

### THE LOCATION

Quietly located in a highly preferred urbanisation, surrounded by similar properties.  
For golf lovers, there are **4 excellent golf courses in the immediate vicinity** with a large choice of additional golf courses within a 10km radius.  
Short drive to San Pedro and Marbella centre.

### THE VILLA

#### In figures:

Plot size: 799m<sup>2</sup>  
Built-up area: 364m<sup>2</sup>  
Surface terraces: 121m<sup>2</sup>  
Solarium only: 59m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 5  
3 floors + solarium

#### General:

Fully fenced corner plot situated in an elevated position.  
Well maintained garden with lawn and palm trees.

**Heated swimming pool** surrounded by a sun terrace.  
Superb views over the golf courses and mountain scenery.  
Using high-quality building materials.  
Tastefully decorated with quality furnishings.

## **Distribution:**

### Ground floor

Open living space with a lounge, dining table and direct access to the garden via high sliding windows.  
Open kitchen, equipped with high-quality appliances and featuring a breakfast bar.  
Wine bodega.  
2 bedrooms with shared bathroom.

### Upper floor

2 Bedrooms en-suite.  
**Vast, open terrace of 63m<sup>2</sup> with an attached pergola equipped with a covered outdoor kitchen, an al fresco dining area and adjacent lounge area.**  
An external staircase takes you to the solarium.

### Lower floor

Spacious games room with TV lounge.  
Bedroom with en-suite bathroom.  
Storage room.  
Indoor garage for 1 car.

### Solarium

Jacuzzi with adjacent sundeck.  
Bar with seating.  
Lounge area.

## **Other features:**

Air conditioning.  
Advanced home automation system.  
Shutters.  
Ceramic and marble floors.  
Fitted wardrobes in the bedrooms.  
Barbecue.  
Outdoor shower.  
Alarm system with CCTV cameras.



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