



**Luxurious villa for sale with a traditional architectural style located in a gated community of Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📏 Plot 808 m<sup>2</sup> 🏠 Built 235 m<sup>2</sup> 📏 - 🛋️ 4 🚿 3 # Ref. 156570

🏠 2.300.000 €

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.

## Mediterranean luxury villa for sale in a gated urbanisation in the golf valley of Nueva Andalucia, Marbella

**SOLD**

### PROPERTY HIGHLIGHTS

- Spacious villa with Andalusian architecture.
- Attractive outdoor areas with relaxation possibilities.
- Recently renovated.
- Private garden and swimming pool.
- 4 bedrooms and 3+1 bathrooms.

### THE LOCATION

- Quietly located in the private and secure community in Nueva Andalucia's golf valley.
- Just a few minutes' drive from some of the valley's prestigious golf courses including Los Naranjos, Aloha and Real Club de las Brisas.
- The fashionable marina of Puerto Banus is a 10-minute drive away.

### THE VILLA

#### In figures:

- Plot size: 808m<sup>2</sup>
- Total built area: 235m<sup>2</sup>
- 4 bedrooms
- 3 bathrooms
- 1 guest toilet

#### Description:

- Rectangular plot, fully enclosed by high plantings.
- High-quality landscaping with lawn and native plants.
- Private pool embellished with LED lighting and surrounded by a sun terrace.
- Generous open and covered terraces equipped with lounge areas, an outdoor kitchen with barbecue, a bar and an 'al fresco dining' area.
- An external spiral staircase provides access to the spacious upstairs terrace.
- Stylishly decorated with natural materials and soft colour tones creating a boho-chic feel.
- **Open plan layout.**
- A bright and airy living room thanks to the double-height ceiling.
- An open, fully equipped designer kitchen with breakfast bar.
- A total of 4 bedrooms and 3 bathrooms.
- The master suite offers access to the spacious private terrace.

### **Other features:**

- Air conditioning.
- Fireplace.
- Glass balustrades.
- Fitted wardrobes.
- Room-high sliding windows.
- Neff appliances in the kitchen.
- Outdoor lighting.
- Outdoor shower.

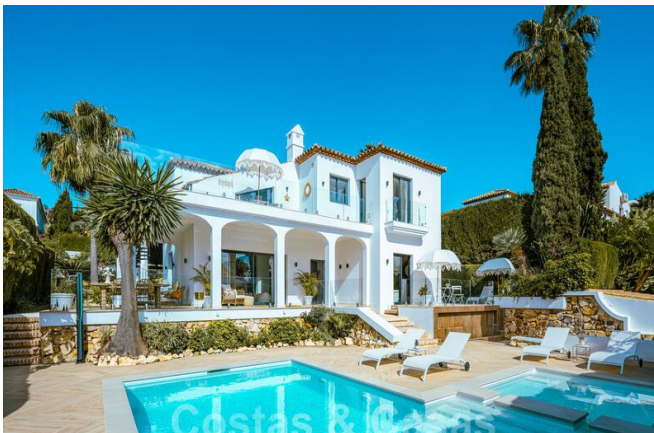


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