



**Superior renovated modern-style villa for sale in the heart of Nueva Andalucia' golf valley, Marbella**  
Marbella Area

🏠 House 📏 Plot 1011 m<sup>2</sup> 🏠 Built 393 m<sup>2</sup> 🏠 Terrace 230 m<sup>2</sup> 🛏 4 🚿 4 # Ref. 156949

💰 3.690.000 €

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.

## Superior renovated luxury villa in Nueva Andalucia, Marbella

**SOLD**

### PROPERTY HIGHLIGHTS

- Close to all amenities.
- Recently renovated to a high standard.
- Private garden with pool and pool house.
- 4 bedrooms, 4 bathrooms.

### THE LOCATION

- Conveniently located in the golf valley of Nueva Andalucia, in a pleasant residential area with luxury homes.
- Just a few minutes' drive to the valley's most prominent golf courses, including Los Naranjos, Las Brisas and La Quinta.
- San Pedro and Marbella centre are 5 and 10 minutes' drive away.
- Nearby are restaurants, tapas bars, supermarkets, international schools, several tennis clubs, gyms and more.
- Within 2 km of Puerto Banus and the beach, making it easy to cycle to the Golden Mile, with many beach restaurants and five-star resorts.

### THE VILLA

#### In figures:

Plot size: 1.011m<sup>2</sup>  
Total built-up area: 393m<sup>2</sup>  
Surface terraces: 230m<sup>2</sup>  
4 bedrooms, 4 bathrooms  
Guest toilets: 2  
2 parking spaces

#### General:

- Built on a rectangular, complete fenced plot.
- A motorised gate gives access to the plot and to a carport.
- Manicured landscaped garden with lawn and tropical greenery.
- Newly built swimming pool with integrated sunbeds and pre-installed for a heat pump.
- Adjacent spacious terrace ideal for enjoying the Mediterranean climate throughout the year.
- A pool house equipped with an outdoor kitchen, barbecue, dining table and lounge.
- Facing east with picturesque views towards the La Concha mountain.

## Description:

- **Detached villa with a modern- Andalusian architectural style.**
- The villa has been renovated with excellent attention to detail.
- Modern living kitchen, equipped with Siemens appliances and a kitchen island.
- Room-high sliding windows throughout the villa generate additional natural light.
- Cream-coloured, quality porcelain floors.
- 4 bedrooms, 4 bathrooms and 2 separate toilets.
- The lower floor was converted into a mancave with a stylish bar, TV lounge, wine bodega and equipped gym with spa facilities.
- The lower floor enjoys natural daylight.
- Laundry room with Bosch equipment.
- Carport for 2 cars.

## Other features:

Glass balustrades.

Air conditioning for cooling and heating.

Underfloor heating.

Barbecue.

Exterior lighting.

Alarm system.



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