



**Luxury villa for sale with modern-Mediterranean design and sea views in Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📏 Plot 1010 m<sup>2</sup> 🏠 Built 263 m<sup>2</sup> 🏠 Terrace 200 m<sup>2</sup> 🛏 5 🚿 4 # Ref. 157305

🏠 2.950.000 €

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.

## Attractive luxury villa with partial sea views for sale in gated urbanisation in Nueva Andalucía, Marbella

### PROPERTY HIGHLIGHTS

- Gated community.
- Views over Los Naranjos golf and partly the sea.
- Inviting interior design and expansive outdoor spaces.
- Indoor guest house.
- Fully furnished.

### THE LOCATION

Located in an exclusive, gated urbanisation in the golf valley of Nueva Andalucía. Just minutes from all amenities including some first-class golf courses, sports facilities, supermarkets, restaurants and more. Just a 10-minute drive from the beaches and Puerto Banús.

### THE VILLA

#### In figures:

Plot size: 1.010m<sup>2</sup>  
Total built area: 263m<sup>2</sup>  
Surface terraces: 200m<sup>2</sup>  
5 bedrooms, 4 bathrooms  
Guest toilet  
3 residential floors

#### General:

Spacious, fully fenced corner plot.  
Private swimming pool, completely surrounded by a sun terrace.  
Multiple open terraces equipped with relaxation facilities.  
Covered outdoor kitchen equipped with barbecue and 'al fresco dining area'.  
**Oriented from south to east with panoramic views over the golf valley, to the picturesque La Concha mountain peak and partly to the Mediterranean Sea.**

#### The villa itself:

**Detached villa with modern architecture combined with Andalusian touches such as terracotta roof tiles, adding charm and character.**

Using high-quality materials.

**Timeless, elegant interior with sophisticated neutral tones.**

Airy living space with a TV lounge and dining area.

Open kitchen, fully equipped with Siemens appliances and featuring a kitchen island.

A total of 5 bedrooms, 4 bathrooms.

The master suite has a spacious, wooden walk-in wardrobe.

2nd TV lounge.

Wine bodega.

Laundry room.

Ceramic tiled floors.

**Fully furnished guesthouse with access to the garden.**

Indoor garage for 4 cars.

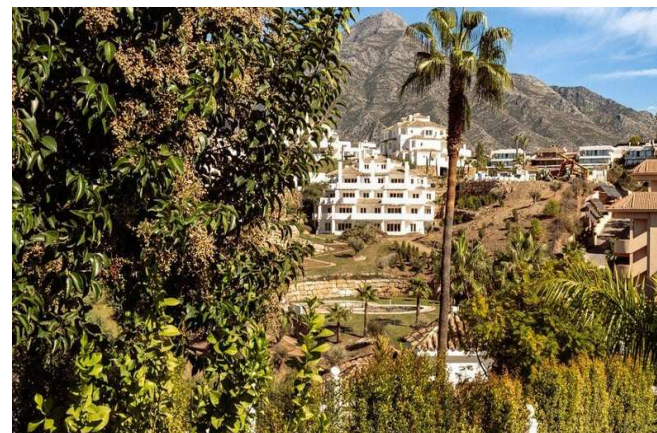
### **Other features:**

Air conditioning for cooling and heating.

Fitted wardrobes.

Outdoor shower.

Outdoor lighting.



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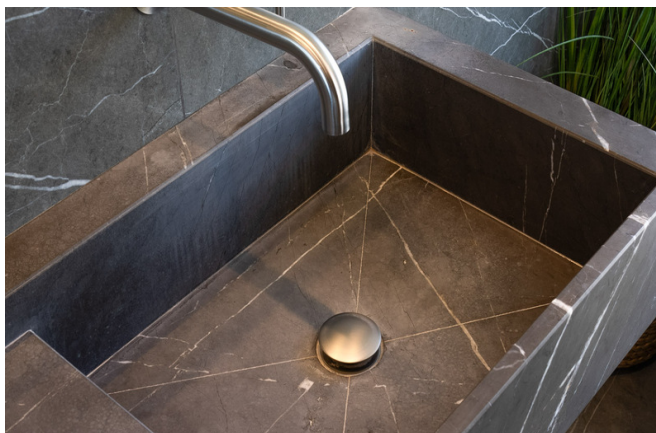
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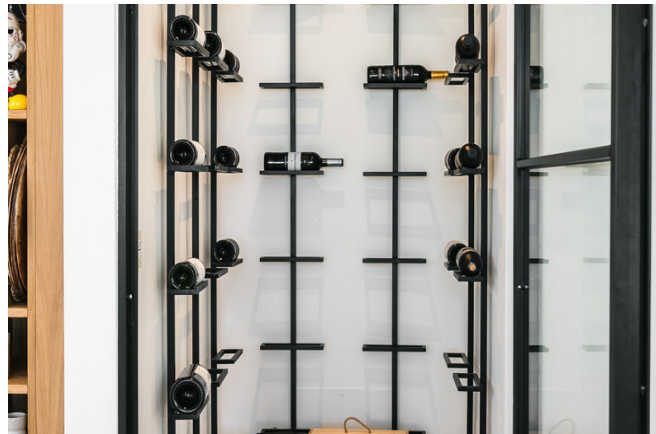
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