



**Spacious, contemporary luxury villa for sale in a popular residential area in Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📏 Plot 998 m<sup>2</sup> 🏠 Built 385 m<sup>2</sup> 🏠 Terrace 86 m<sup>2</sup> 🛏 6 🚿 4 # Ref. 157715

💰 1.998.000 €

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## Ready to move in, contemporary family villa for sale in Nueva Andalucia, Marbella

**SOLD**

### PROPERTY HIGHLIGHTS

- Close to all amenities.
- Spacious terraces with private swimming pool.
- Indoor guest or staff accommodation.
- Absolute privacy and comfort.
- Ready to move in.

### THE LOCATION

Quietly located in a residential community near the golf courses of Nueva Andalucia's valley.

A stone's throw from a range of restaurants, shops, pharmacies and other amenities.

A few minutes' drive from the bustling centre of Puerto Banus with the luxurious marina, designer boutiques, trendy beach clubs and top restaurants.

### THE VILLA

#### In figures:

Plot size: 998m<sup>2</sup>

Total built area: 385m<sup>2</sup>

Surface area of terraces: 86m<sup>2</sup>

6 bedrooms

4 bathrooms

Guest toilet

#### General:

Located on a spacious, fully fenced plot.

Well-kept exterior consisting of terraces and a mature garden.

Extensive, sunny terraces with lounge facilities and barbecue area.

**Private heated swimming pool** with a cover.

**South** facing.

Beautiful views of the surroundings and the picturesque mountain landscape.

## Description:

**Completely detached family villa in excellent condition.**

Finished with high-quality materials.

The main floor is on a elevated level (+1).

Living space with open layout.

Cozy TV lounge with fireplace.

Integrated dining table.

Fully equipped kitchen with Bosch appliances and a central island with breakfast bar.

The living room opens onto a spacious, covered terrace.

High window structures with wooden profiles throughout the villa provide access to the outdoor areas.

**6 bedrooms, 4 bathrooms, 3 of which are en-suite.**

On the ground floor there is a 2nd kitchen that provides direct access to the garden.

Indoor guesthouse with bedroom and bathroom and its own kitchenette.

**Hardwood floors.**

Garage for 2 cars.

Other characteristics:

Air conditioning.

Double glass.

Glass balustrades.

Air conditioning.

Fireplace.

Fitted wardrobes.

Bosch kitchen appliances.

Outdoor shower.

Solar panels.

Alarm system.



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