



**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 €

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.

## 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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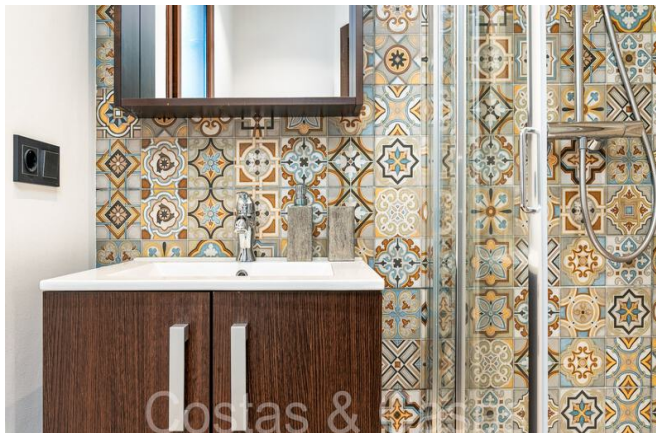
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