



**Contemporary, sustainable luxury villa with private pool for sale in Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📏 Plot 454 m<sup>2</sup> 🏠 Built 368 m<sup>2</sup> 📏 - 🛏 5 🚿 7 🏠 Ref. 157929

💰 2.275.000 €

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## Energy efficient, modern villa for sale in Nueva Andalucia, Marbella

**SOLD**

### PROPERTY HIGHLIGHTS

- Within walking distance of the beach and all amenities.
- Recently renovated.
- Sustainable and energy efficient.
- Private swimming pool and outdoor kitchen with barbecue.
- Energy certificate A.

### THE LOCATION

Quietly located in a residential area in one of Marbella's most preferred areas, Nueva Andalucia. Several top golf courses such as Aloha Club, Los Naranjos and Las Brisas are a few minutes' drive away. **A stone's throw from supermarkets, restaurants and other amenities.** Just a 15 to 20 minute walk or a few minutes' drive to the beach and Puerto Banus.

### THE VILLA

#### In figures:

Plot: 454m<sup>2</sup>  
Built area: 368m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 7  
2 floors

#### General:

Flat, fully fenced plot.  
The villa is **surrounded by terraces with a built-in private swimming pool with built-in cascade**, barbecue area and ample space for installing lounges.

#### Description:

**Detached villa in a contemporary, Mediterranean architectural style.**

Elegantly decorated with a neutral colour palette and trendy furnishings.

**Modernly renovated in 2023 with attention to energy-efficient technologies.**

Facing west.

When you walk in, you enter the bright entrance hall with double-height ceiling.

The **open plan living space** consists of a dining and living area and also enjoys a **seamless connection with the outdoor space**.

Fully equipped kitchen with island and Bosch appliances.

Adjacent to the TV lounge there is a chic bar with wine cooler.

**5 bedrooms, 7 bathrooms.**

Wine bodega.

**Home cinema** for entertainment and relaxation.

Private parking for 2 cars and an electric charger.

Other features:

**Energy certificate A.**

Air conditioning.

Modern fireplace.

**Underfloor heating.**

**Solar panels.**

Glass balustrades around the terrace

Fitted wardrobes.

LED-lighting.

Outdoor shower.

Outdoor lighting.

Alarm system.





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