



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

🏠 House 📏 Plot 454 m² 🏠 Built 368 m² 📏 - 🛏 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: 454m²
Built area: 368m²
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

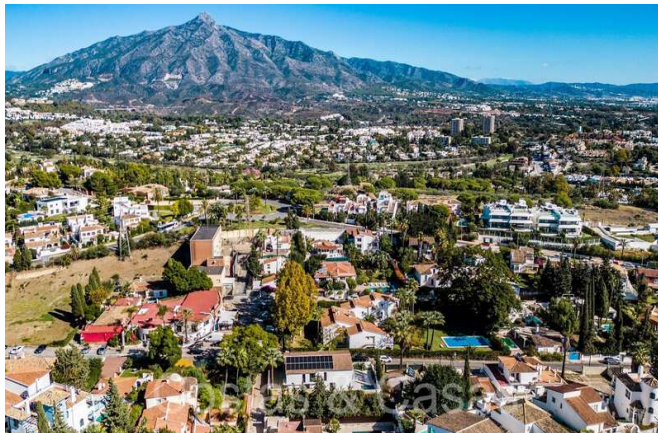
Fitted wardrobes.

LED-lighting.

Outdoor shower.

Outdoor lighting.

Alarm system.



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