



Modern luxury villa with separate guest house and privacy for sale in Nueva Andalucia, Marbella
Marbella Area

🏠 House 📏 Plot 1036 m² 🏠 Built 310 m² 🏡 Terrace 95 m² 🛏 6 🚿 6 # Ref. 167707

💰 2.490.000 €

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Stylish luxury villa for sale in Nueva Andalucia, Marbella

HIGHLIGHTS

- Prime location close to all amenities.
- Solarium with chill-out and outdoor kitchen.
- Very bright contemporary interior.
- Separate guest house.
- Privacy.
- Ready to move in.

THE LOCATION

A short walk to various amenities including restaurants, shops and schools.

For golf enthusiasts there are 4 excellent golf courses in the immediate vicinity with a large choice of additional golf courses within a 10 km radius.

San Pedro and Marbella centre are 5 and 10 minutes away by car.

THE VILLA

In figures:

Plot: 1,036m²

Built area: 310m²

Terrace area: 95m²

Bedrooms: 6

Bathrooms: 6

2 floors + solarium

General:

Spacious plot, completely surrounded by tall plantings, which provides the **necessary privacy**.

Manicured landscaped garden with mature trees, plants and lawn.

Indoor private swimming pool with adjacent sun terrace and jacuzzi.

Extensive solarium with lounge facilities and an **outdoor kitchen with barbecue area**.

Several sunny terraces provide space for installing lounge facilities.

South facing.

View of the Mediterranean Sea from the roof terrace.

Description:**Detached villa with a sleek, contemporary architectural style.**

Built with attention to a superior finish.

High sliding windows open onto the outdoor areas and provide plenty of natural daylight.

Open plan living space.

Spacious kitchen with lots of storage space, quality appliances and a breakfast bar.

Cosy dining area, richly lit thanks to the glass roof.

6 bedrooms each with their own bathroom.

A **separate guest house** in the backyard is equipped with an en-suite bedroom and a living area.

Natural stone tile floors.

Hardwood floors on the upper floor.

Other features:

Air conditioning for cooling and heating.

Fireplace.

Built-in wardrobes.

Glass balustrades.

LED lighting inside and outside.

Solar panels.



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