



**Renovated villa for sale in a modern, Andalusian style in Nueva Andalucia, Marbella**

Marbella Area

🏠 House 📏 Plot 686 m<sup>2</sup> 🏠 Built 324 m<sup>2</sup> 📏 - 🚗 5 🏠 4 # Ref. 179179

🏠 3.495.000 €

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.

## Luxurious villa with Spanish charm for sale in Nueva Andalucia, Marbella

### HIGHLIGHTS

- Central location within walking distance to amenities.
- Chill out/outdoor kitchen/barbecue.
- Open plan living.
- Completely renovated.
- Move in ready.

### THE LOCATION

Centrally located within walking distance to local amenities.

Only a few minutes' drive to Puerto Banus with its iconic marina of luxury boutiques, restaurants and clubs, the El Corte Inglés department store and the beach with many trendy beach clubs.

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

A short drive to San Pedro and Marbella centre.

### THE VILLA

#### In figures:

Plot/garden: 686m<sup>2</sup>

Built area: 324m<sup>2</sup>

Bedrooms: 5

Bathrooms: 4

Guest toilet

3 floors

#### General:

Situated on a spacious, fully fenced plot.

The garden is an oasis of peace, with a built-in, **heated swimming pool** surrounded by greenery.

An attached pergola is equipped with an **outdoor kitchen**, barbecue and outdoor dining area.

Along the pool there are several sunbeds and a chill-out, perfect for a moment of rest under the sun.

Open and covered terraces are perfect for relaxing and enjoying the microclimate.

**Located on the southwest.**

The terrace on the upper floor is equipped with a **jacuzzi** and offers **views of the green fairways and the La Concha mountain.**

## **Description:**

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

Using quality materials and a high-quality finish.

**High sliding windows with recessed profiles** throughout the villa provide plenty of natural daylight.

**Open plan layout.**

Spacious living room with a TV lounge and dining area.

**Open design kitchen with a large central island where you can have breakfast.**

**5 bedrooms, 4 bathrooms.**

**2 additional rooms on the entrance floor offer a flexible space, ideal as a children's room or office.**

On the lower floor there is a **multifunctional space** with a TV lounge and play area.

**Climate-controlled wine cellar.**

Storage/laundry room/technical room.

Other features:

Air conditioning for cooling and heating.

Underfloor heating.

Fireplace.

Custom built-in wardrobes.

LED lighting.

Light grey tiled floors.

Sound system.

Alarm system.



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