



**Modern-Mediterranean villa with sea views for sale in a preferred area of Nueva Andalucía, Marbella**  
Marbella Area

🏠 House 📏 Plot 1013 m<sup>2</sup> 🏠 Built 390 m<sup>2</sup> 🏠 Terrace 125 m<sup>2</sup> 🛏 5 🚿 4 # Ref. 200300

🏠 4.950.000 €

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## Prestigiously renovated luxury villa in Nueva Andalucía, Marbella

### HIGHLIGHTS

- Prime location within short distance of amenities.
- Luxuriously modernised villa.
- Mountain and sea views.
- Indoor and outdoor swimming pool.
- Ready to move in.

### THE LOCATION

Peacefully situated in a residential villa area in one of Marbella's most sought-after districts, Nueva Andalucía. Nestled in the heart of the exclusive Golf Valley, the villa offers a private and lush setting with panoramic views of both the sea and golf courses. Just a short distance from all amenities, the glamorous Puerto Banús marina and beautiful sandy beaches. Surrounded by the renowned golf courses Las Brisas, Los Naranjos and Aloha, with many additional premium golf courses only minutes away. Thanks to its central yet quiet location, shops, restaurants, schools and sports facilities are easily reached within a few minutes' drive.

### THE VILLA

#### In figures:

Plot: 1,013 m<sup>2</sup>  
Built area: 390 m<sup>2</sup>  
Terraces: 125 m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 4  
Guest toilet  
3 floors

#### General:

Spacious, fully fenced plot.  
Well-maintained private garden with a beautiful built-in swimming pool.  
A **sunken lounge** with a central fire pit.

**Several terraces** offering seating areas, perfect for relaxing and enjoying the Mediterranean climate. The covered area includes an **outdoor kitchen with barbecue**, dining area and lounge. The villa enjoys **stunning golf and sea views**.

## **Description:**

**Detached villa in contemporary Mediterranean style, excellently maintained.**

Built with high-quality materials.

**Large sliding windows with recessed frames** throughout the villa bring in abundant natural light.

Spacious living room with a cosy lounge.

Functional **Danespan kitchen, fully equipped with Gaggenau appliances** and a large island with integrated breakfast bar.

Adjacent comfortable dining area.

**5 bedrooms, 4 bathrooms and guest toilet.**

The entire upper floor is designed as a master suite with a luxuriously finished en-suite bathroom and access to a charming private terrace.

**Wellness area with indoor pool, sauna, Turkish steam bath** and rain shower.

Wine cellar.

Equipped laundry room.

Technical room.

Integrated garage for 1 car.

Other features:

Air conditioning.

**Underfloor heating throughout.**

Custom built-in wardrobes.

**Chevron wooden flooring.**

LED lighting indoors and outdoors.

Lutron home automation system.

Outdoor shower.



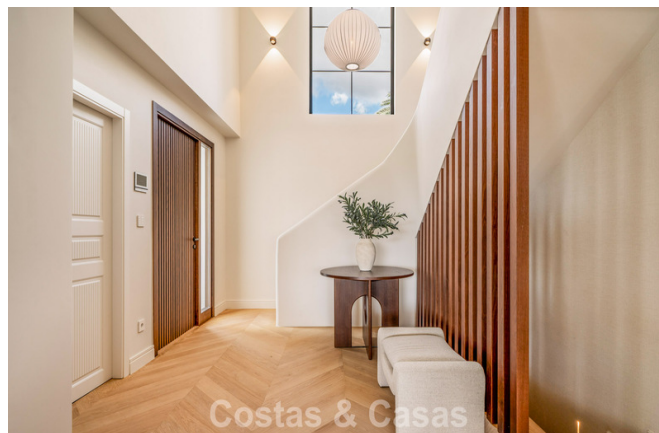
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