



### Modern renovated Andalusian villa with sea and mountain views for sale in Nueva Andalucía, Marbella

Marbella Area

🏠 House 📏 Plot 930 m<sup>2</sup> 🏠 Built 466 m<sup>2</sup> 🏠 Terrace 88 m<sup>2</sup> 🛏 4 📶 3 # Ref. 206262

🏠 3.350.000 €

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## Contemporary Andalusian villa for sale in the hills of Nueva Andalucía, Marbella

### HIGHLIGHTS

- Located in a gated community in Nueva Andalucía.
- High-quality renovation.
- Panoramic mountain, lake, and sea views.
- Open-plan design.
- Spacious outdoor areas.
- Move-in ready.

### LOCATION

Situated in a **serene, gated community** in the hills of Nueva Andalucía, this villa is in an area renowned for its prestigious golf courses, peaceful walking routes, and charming restaurants and cafés.

All daily amenities, such as supermarkets, shops, schools, banks, a weekly Saturday market, and a commercial centre, are just a 10-minute drive away.

Puerto Banús is only a 10-minute drive, offering an extensive selection of excellent restaurants, trendy bars, exclusive boutiques, stylish beach clubs, and vibrant nightlife. The large department store El Corte Inglés is also located here.

### THE VILLA

#### In figures:

Plot: 930 m<sup>2</sup>  
Built area: 466 m<sup>2</sup>  
Terrace area: 88 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 3  
Guest toilet  
3 levels

#### General:

Spacious, fully fenced plot within a gated villa complex.  
The outdoor area features an expansive terrace, perfect for al fresco dining and sunbathing.

East and south orientation.

**Breathtaking panoramic views of La Concha mountain, the nearby lake, and the sea.**

## **Description:**

**The villa has been recently fully renovated to the highest standards in a modern, contemporary style.**

**High-quality materials** and a refined finish exude luxury throughout.

The interior spans three floors and emphasises spaciousness, natural light, and thoughtful layout.

Large **floor-to-ceiling sliding windows** ensure an optimal connection to the terraces and pool.

The living area is an impressive **open-plan concept**, seamlessly combining the lounge and dining room.

The high-end kitchen is fully equipped with top-of-the-line appliances and features a large cooking island.

**Currently, there are 4 bedrooms, including a master suite on the upper floor with a spa-like bathroom.**

The property has 3 luxury bathrooms and a guest toilet.

The lower floor offers **flexible spaces** that can be customised, including a **gym** and a **cosy TV lounge**.

Storage.

Parking is available in the private garage (space for two cars) or on the large driveway.

Additional features:

Air conditioning for cooling and heating.

**Underfloor heating throughout.**

Built-in wardrobes.

Double glazing.

Motorised shutters.

Home automation system.

LED lighting.

Alarm system with CCTV cameras.

Private safe.



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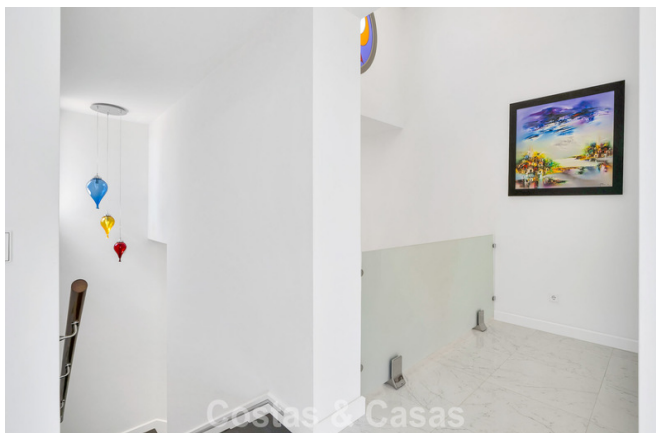
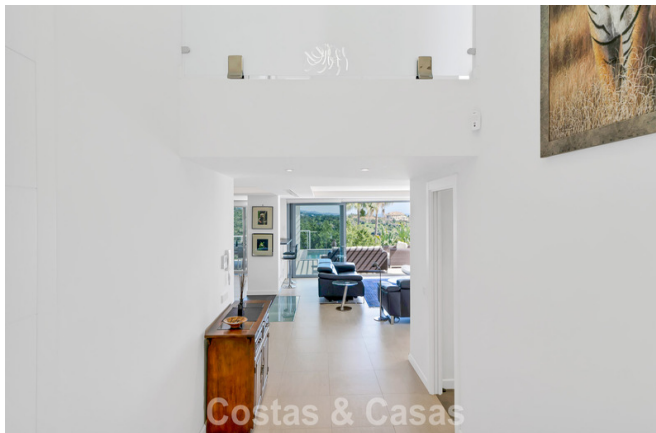
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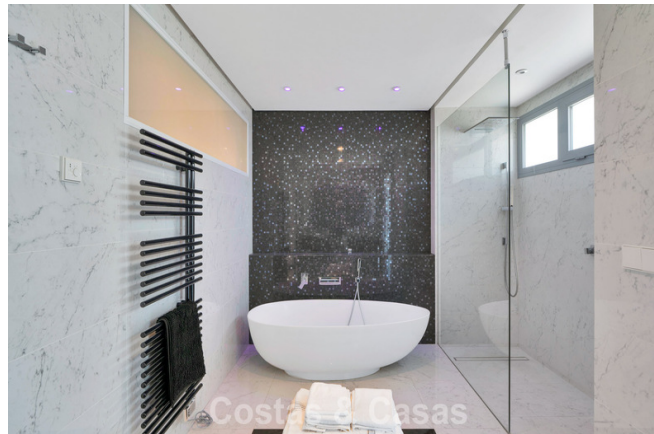
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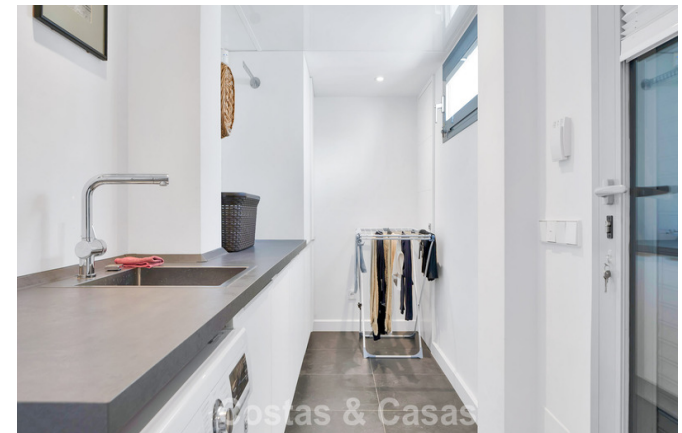
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