



**Spacious family house for sale in an exclusive gated community in sought-after Nueva Andalucía, Marbella**  
Marbella Area

🏠 House 📏 Plot 204 m<sup>2</sup> 🏠 Built 204 m<sup>2</sup> 📏 - 🏠 3 🏠 2 # Ref. 211400

🏠 1.445.000 €

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 included purchase costs.

## Spanish family home for sale in a private residential community in Nueva Andalucía, Marbella

### HIGHLIGHTS

- Gated community.
- Partially renovated.
- Possibility to extend by 80m<sup>2</sup>.
- Charming outdoor areas with private plunge pool.
- Move-in ready.

### THE LOCATION

Peacefully situated within a **small, exclusive gated community** comprising just nine homes. Communal Andalusian style gardens and patios and a communal swimming pool. Surrounded by several prestigious golf courses, including Real Club de Golf Las Brisas, Aloha Golf Club and Los Naranjos Golf Club. Only a few minutes' drive from the beach and all amenities.

### THE PROPERTY

#### In figures:

Plot size: 204m<sup>2</sup>  
Built area: 204m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 2 + 1

#### Description:

**Charming family home built in a classic Mediterranean style.**

Partially renovated using high-quality materials.

**South-west facing.**

**Picturesque views over a lake and partial views of the Mediterranean Sea in the distance.**

Thanks to the large sliding windows, the property enjoys direct access to the inviting terraces and the **adjoining private garden.**

**Bright and open-plan living area featuring a TV lounge and integrated dining area.**

Adjacent fully fitted kitchen.

The lower floor offers the potential to create approximately 80m<sup>2</sup> of additional living space.

**In total, the property offers 3 bedrooms, 2 bathrooms and a separate guest toilet.**

The master bedroom is located on the entrance level and benefits from a luxurious en-suite bathroom and a semi walk-in wardrobe.

The lower floor accommodates two additional bedrooms sharing a comfortable bathroom.

One of the bedrooms on the lower floor enjoys direct access to the surrounding garden.

Private integrated garage with space for 2 cars.

Additional features:

Air conditioning for cooling and heating.

Fitted wardrobes.

Travertine marble flooring.

Terrace awnings.



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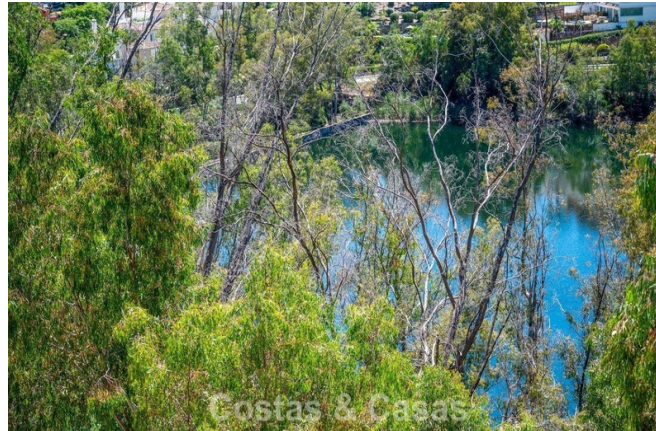
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