



## Detached Villa for sale in Nueva Andalucía, Marbella

5 850 000 €

ванная комната:

Ссылка: R5156410

спальни: 6 6

Размер участка: 1 503m<sup>2</sup> Размер сборки: 545m<sup>2</sup> терраса: 342m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Striking elegant modern villa for sale in the heart of Nueva Andalucía, one of the most prestigious and sought-after residential areas on the Costa del Sol. The property blends contemporary Mediterranean style with high functionality and superior build quality. Positioned to enjoy serene sea views and a custom-designed pool, the villa offers a lifestyle of privacy, comfort, and sophistication in a location prized for both tranquility and convenience. Set across three levels, the home features six bedrooms and five bathrooms, thoughtfully distributed to maximise space, light, and flow. The layout reflects careful planning, with each area designed to enhance daily living. The open-plan main floor brings together a sleek, fully equipped kitchens with Siemens appliances, a spacious dining area, a TV area and and a light-filled lounge that opens onto outdoor terraces with outdoor kitchen and dining area . Each of the three bedrooms on this floor enjoys its own en-suite bathroom, ensuring privacy for guests or family members. A guest WC adds practicality. All bedroom floors and staircases feature herringbone wood flooring sourced from Sweden. The entire top floor is dedicated to the master suite, creating a private retreat that includes a walk-in dressing area, an elegant bathroom, and access to two secluded terraces. These outdoor spaces offer sea views and direct access to a private hot tub, adding a luxurious layer to the experience. The lower level of the property is devoted to wellness, leisure, and entertainment. It includes an indoor swimming pool, a fully equipped gym, and a steam sauna. Wine enthusiasts will appreciate the temperature-controlled bodega, while a sound-insulated entertainment lounge complete with a stylish bar and large TV area—provides the perfect setting for relaxing or hosting guests. Two additional bedrooms on this floor share a bathroom, making this level ideal for guests or extended family. The villa's exterior spaces are designed to support both relaxation and entertaining. The landscaped tropical garden offers multiple terraces, a barbecue area, a boules pitch, and a discreetly placed speaker system for music oriented towards the house. The innovative saltwater pool is operated by a smart KNX system for optimal water temperature and quality. Additional features include private parking for several vehicles, a well-appointed laundry room, and ample storage areas. The use of natural materials such as wood, marble, and high-quality ceramic throughout the villa underscores its refined aesthetic and commitment to durability. Located within the exclusive Golf Valley, Nueva Andalucía is known for its peaceful, low-density environment, making it a favorite among families, professionals, and international residents. The neighborhood is home to a range of luxury villas and contemporary homes, many with stunning views and direct access to green areas and golf courses. Within minutes of the property are three of the region's top golf destinations: Los Naranjos, Aloha, and Las Brisas. Residents enjoy a broad range of amenities, including renowned restaurants such as Magna Café and Mosh Fun Kitchen, as well as shopping hubs like Centro Plaza, which features boutiques, cafés, and a popular open-air market every Saturday. Families benefit from close proximity to international schools including Aloha College and the Swedish School Marbella. For fitness and sport, options abound—from padel tennis at Real Club Padel Marbella to the facilities at Manolo Santana Racquets Club. Public transport in the area is reliable, with convenient access to nearby coastal destinations. Just a short drive away, Puerto Banús offers luxury shopping, waterfront dining, and a vibrant social scene, while the beaches of the Golden Mile are easily accessible for a day in the sun or an evening stroll by the sea. This house is ideal for those seeking a high-end property in a secure, established neighbourhood that offers both a relaxed atmosphere and easy access to lifestyle amenities. With its refined design, exceptional features, and prime location, this is a rare opportunity to own a truly standout home in Nueva Andalucía.





## Характеристики:

### Функции

Хранилище  
Ванная комната  
Двойное остекление  
Спортзал  
Игровая комната  
Утилита  
Барбекю

### Виды

Море  
Сад  
Бассейн

### Мебель

Полностью меблирован

### Энергетический рейтинг

B

### Ориентация

Юг

### Состояние

Отличный

### Сад

Частный сад

### CO2 Рейтинг выбросов

B

### Климат -контроль

Кондиционер  
U/F отопление

### Бассейн

Нагретый  
В помещении  
Частный бассейн

### Стоянка

Покрытый  
Более одного