



## DETACHED VILLA WITH 5 BEDROOMS

📍 Nueva Andalucía

**REF# R4782430 – 2.150.000€**

IBI

1500 €/YEAR

Garbage

120 €/YEAR



5  
Beds



5  
Baths



350 m<sup>2</sup>  
Built



450 m<sup>2</sup>  
Plot



200 m<sup>2</sup>  
Terrace

**PRIME LOCATION & UNOBSTRUCTED VIEWS!** This remodelled, renovated uniquely designed villa with guest apartment, lift and panoramic sea views is located in the heart of Nueva Andalucía Marbella

in close proximity to all amenities.

The villa consists of 4 floors with lift. Upon entering, on the main floor, you will find a spacious living/dining area with a fireplace and high windows revealing the jaw dropping views of the city and sea! A fully fitted open plan kitchen is equipped with Siemens and Nass appliances and much storage space. There is an additional guest bedroom with an en-suite bathroom as well as a laundry area located on that floor. From here you have direct access to the open and covered terraces, pool, and BBQ area.

Other two bedrooms (including the master) with en-suite bathrooms and fitted wardrobes are located on the first floor. Both have direct access to the roof terrace.

On the lower level you will find a guest apartment with a separate entrance as well as an additional storage room and a garage for 2 cars.

This villa offers a luxury style of living with its smart home system, lift, underfloor heating & cooling throughout the entire property generated by the solar panels.

About the location:

Nueva Andalucia is a newly built area and the largest neighborhood in Marbella.

It's an extensive residential zone with luxurious villas and apartments placed among charming gardens, commercial centers, and a vast range of restaurants. The perfect area for golfers as it is surrounded by 5 Golf large Courses. Due to the elevation, Nueva Andalucia is privileged with spectacular sea and mountain views. Only a 5' drive away from the nightlife center – Puerto Banus – yet far enough to enjoy the peaceful atmosphere.

Check out the property video here → [https://www.youtube.com/watch?v=Y8m\\_NFHNkZ0](https://www.youtube.com/watch?v=Y8m_NFHNkZ0)

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