



## Villa détachée à vendre à Nueva Andalucía, Marbella

3 495 000 €

Référence: R5251444    Chambres: 4    Bain: 4    Terrain: 814m<sup>2</sup>    Construite: 300m<sup>2</sup>    Terrasse: 130m<sup>2</sup>







## Costa del Sol, Nueva Andalucía

Hidden inside a secure gated community in Nueva Andalucía, this fully renovated villa is made for families who value comfort, light and easy everyday living. Every space is designed so you can be together when you want – and have privacy when you need it. The main floor centres around a naturally social open layout, where the kitchen, dining area and living room connect seamlessly. The kitchen stands out with Smeg appliances, a built-in wine shelf and generous workspace, making it the true heart of the home. The living area feels bright and open throughout the day thanks to its double-height ceiling, large glass doors toward the garden, and an elegant ethanol fireplace that adds warmth and atmosphere without compromising the clean, modern design. The villa offers four bedrooms, all with en-suite bathrooms, giving each family member their own comfort zone. Every bedroom is equipped with individual central AC (hot/cold) for personalised climate control. The master suite includes a makeup area, a spacious bathroom with both shower and bathtub, and a private view of La Concha – a subtle reminder each morning of where you live. Outside, the home is designed for real use. The garden features grass, tropical plants and a heated private pool that enjoys sun all day. A separate gazebo adds a flexible extra space: an outdoor gym, a lounge or a dining area depending on the season and lifestyle. On the lower level, the basement becomes an entertainment hub with its own bar – ideal for gatherings, movie nights or a second living space for teenagers. This floor also includes a laundry room and direct access to the garage. The villa is equipped with a smart home system and an alarm system, adding convenience and peace of mind. It balances style with practicality, working perfectly as a full-time family home while also being a strong rental investment thanks to its thoughtful layout and location close to schools, golf, restaurants and Puerto Banús. A bright, modern and easy-to-live-in villa inside a gated community – thoughtfully renovated for families who want Marbella living to feel natural, comfortable and effortless.



## Spécification:

### Caractéristiques

Près du transport  
Terrasse privée  
Salle de stockage  
Salle de bain attenante  
Double vitrage  
Armoires ajustées  
Wifi  
Salle de jeux  
Buanderie  
Domotique  
Près de la mosquée  
Près de l'église  
Sous-sol  
Fibre optique

### Vues

Montagne  
Jardin  
Urban

### Piscine

Chauffé  
Private

### Jardin

Private  
Entretien facile

### Services publics

Électricité

### Orientation

Est  
Sud  
Ouest  
Sud-Est  
Sud-ouest

### Paramètre

Près du golf  
Près du port  
Urbanisation  
Près de la mer  
Proche des magasins  
Près de la ville  
Près des écoles  
Près de la forêt  
Près de Marina

### Meubles

Entièrement meublé

### Sécurité

Complexe fermé  
Système d'alarme  
Téléphone d'entrée  
Safe

### Catégorie

Maisons de vacances  
Investissement  
Golf  
Luxe  
Contemporary

### Climatisation

Climatisation  
Cold A / C  
A / C chaud  
Cheminée  
Salles de bain U / F / H

### Condition

Excellent  
Récemment rénové

### Cuisine

Entièrement équipé

### Parking

Garage  
Private