



## Fristående villa till salu i Nueva Andalucía, Marbella

3 495 000 €

Referens: R5251444   Sovrum: 4   Badrum: 4   Komplot: 814m<sup>2</sup>   Bygga: 300m<sup>2</sup>   Terrass: 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.



## Funktioner:

### Drag

Nära transport  
Privat terrass  
Förråd  
Badrum  
Dubbelglas  
Monterade garderober  
Wifi  
Spelrum  
Förråd  
Domotik  
Nära moskén  
Nära kyrkan  
Källare  
Fiberoptisk  
**Åsikter**  
Fjäll  
Trädgård  
Urban

### Orientering

Österut  
Söder  
Väst  
Sydöst  
Sydväst

### Klimatkontroll

Luftkonditionering  
Kall A/C  
Heta a/c  
Öppen spis  
U/f/h badrum

### Slå samman

Uppvärmad  
Privat  
Trädgård  
Privat  
Enkelt underhåll

### Miljö

Nära golf  
Nära hamnen  
Urbanisering  
Nära havet  
Nära butiker  
Nära staden  
Nära skolor  
Nära skogen  
Nära marina

### Möbler

Fullmöblerad

### Säkerhet

Gated complex  
Larmsystem  
Posttelefon  
Säker

### Kategori

Fritidshus  
Investerings  
Golf  
Lyx  
Samtida

### Skick

Excellent  
Nyligen renoverad

### Kök

Fullmonterad

### Parkering

Garage  
Privat

### Verktyg

Elektricitet