+34 604 489 646
info@luxury-realty.com
luxury-realty.com



NUEVA ANDALUCÍA

# Villa in Nueva Andalucía

4,295,000 €

REFERENCE R5535280

| 5 | 483 m² | 1,388 m² | 95 m² |
|---|---|---|---|
| BEDROOMS | BUILT | PLOT | TERRACE |













# Description

Discover this exceptional five-bedroom Andalusian villa in Nueva Andalucía, combining traditional Mediterranean architecture with generous living spaces and beautiful natural surroundings. Set on a private 1,388 m² plot, the property offers 483 m² of built space and 95 m² of terraces, with impressive views towards La Concha mountain. Mature tropical gardens, architectural details and a peaceful residential setting create an atmosphere of elegance and privacy. The interior centres around a magnificent double-height living room featuring vaulted wooden-beamed ceilings, a statement fireplace and abundant natural light. Spacious reception areas connect naturally with a separate dining room and a fully equipped kitchen, while large glass doors provide direct access to the outdoor terraces. Traditional terracotta floors, architectural arches and carefully arranged interiors enhance the villa's distinctive Andalusian character. The property comprises five bedrooms, four bathrooms and an additional guest toilet. Comfortable bedrooms, generous fitted wardrobes and a spacious dressing area provide excellent accommodation and storage. Large windows welcome natural light and offer pleasant views of the landscaped surroundings, creating inviting spaces for residents and guests alike. Outside, a substantial private swimming pool is surrounded by beautifully maintained lawns, palm trees and established gardens. Covered terraces provide comfortable spaces for outdoor dining and entertaining, while open terraces and seating areas offer opportunities to relax and enjoy the Mediterranean climate. The combination of mature landscaping, mountain views and private outdoor spaces creates a wonderful setting for everyday living. Additional highlights include a private gym, sauna, office, laundry room, solar panels and a private garage with parking for two vehicles. Built in 2002, the villa enjoys a desirable location within easy reach of ■renowned ■golf ■courses, ■international schools, ■Puerto ■Banús ■and ■Marbella's ■beaches. Offering ■privacy, ■character and ■generous ■indoor and ■outdoor ■spaces, ■this ■property represents an ■outstanding ■opportunity ■to ■enjoy ■Mediterranean ■living.

# Details

| | | | |
|---|---|---|---|
| Reference | R5535280 | Property Type | Villa |
| Status | Sale | Price | 4,295,000 € |
| Bedrooms | 5 | Bathrooms | by request |
| Build size | 483 m² | Plot Size | 1,388 m² |
| Terrace | 95 m² | Parking places | by request |

# Features

Pool, Air conditioning, Mountain views, Private garden, Parking

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella