



## Detached Villa for sale in Nueva Andalucía, Marbella

4,390,000 €

Reference: R5343718 Bedrooms: 4 Bathrooms: 5 Plot Size: 1,265m<sup>2</sup> Build Size: 248m<sup>2</sup> Terrace: 34m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

The villa is a charming Mediterranean villa located in the prestigious residential area of Nueva Andalucía. Set on an elevated 1,265 m<sup>2</sup> plot within a secure and private community, the property enjoys open views across the surrounding landscape and towards the Mediterranean Sea.

The villa is arranged over a single main level, offering a practical and comfortable layout with a clear separation between living areas and bedrooms. The main living and dining space is bright and spacious, featuring high ceilings, marble flooring, and full-height sliding doors that open directly onto the terraces and garden.

Outdoor areas include a mature landscaped garden with a central swimming pool and multiple terraces for both covered and open-air use. A detached poolside pavilion with lounge and outdoor kitchen enhances the outdoor lifestyle, making it ideal for entertaining.

Located close to golf courses, international schools, shops, and just a short drive from Puerto Banús and Marbella town, The villa offers a balanced combination of privacy, convenience, and everyday comfort.



## Features:

### Features

Covered Terrace  
Private Terrace  
Marble Flooring  
Barbeque

### Views

Sea Views  
Mountain  
Panoramic

### Pool

Private Pool

### Parking

Covered  
More Than One

### Orientation

South

### Setting

Close To Golf  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Garden

Private Garden

### Category

Luxury

### Climate Control

Air Conditioning

### Condition

Good

### Security

Gated Complex