



## Villa - Chalet en venta en Nueva Andalucía, Marbella

4.390.000 €

Referencia: R5343718    Dormitorios: 4    Baños: 5    Terreno: 1.265m<sup>2</sup>    Construido: 248m<sup>2</sup>    Terraza: 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.



## Características:

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Terraza Cubierta  
Terraza Privada  
Suelos de Mármol  
Barbacoa

### Vistas

Vistas al Mar  
Vistas a Montaña  
Vistas Panorámicas

### Piscina

Piscina Privada

### Aparcamiento

Párking Cubierto  
More Than One

### Orientación

Sur

### Posición

Cerca de Golf  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Ciudad  
Cerca de Colegios

### Jardin

Jardín Privado

### Categoría

Lujo

### Climatización

Aire Acondicionado

### Estado

Buen estado de conservación

### Seguridad

Recinto Cerrado