



# Abstandsvilla zum Verkauf in Nueva Andalucía, Marbella

3.850.000 €

Referenz: R5366833 Schlafzimmer: 5 Badezimmer: 4 Grundstücksgröße: 1.252m<sup>2</sup> Garten: 588m<sup>2</sup> Terrasse: 58m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Set on a quiet, tree-lined street in the sought-after area of Atalaya Río Verde, this elegant Andalusian-style residence offers an exceptional blend of space, privacy, and convenience—just a short walk from Puerto Banús and the vibrant restaurants of Nueva Andalucía.

Built across three levels, the home is thoughtfully designed for both comfortable family living and effortless entertaining. The main floor welcomes you with an impressive entrance hall featuring a striking double-height ceiling that fills the space with natural light and a sense of grandeur. This level currently hosts a spacious en-suite bedroom, presently used as a home office, along with a generous living room defined by large windows that open seamlessly onto the terrace and garden. A separate fully fitted kitchen is complemented by an additional utility/preparation area, ideal for catering or everyday practicality. Ample storage and a guest toilet complete this level.

The beautifully landscaped garden wraps entirely around the house, creating a private oasis with sun exposure throughout the day. At its heart lies an extra-large swimming pool, surrounded by lush greenery and an abundance of fruit trees, offering a tranquil Mediterranean lifestyle.

Upstairs, the first floor comprises four spacious en-suite bedrooms, each with access to private or shared terraces. These rooms enjoy abundant natural light and provide peaceful views of the surrounding greenery.

The lower level features a substantial garage with space for approximately four cars, along with additional versatile areas that could be converted into further accommodation, a gym, or extensive storage.

This is a rare opportunity to own a substantial &nbsp;family &nbsp;home &nbsp;in &nbsp;one &nbsp;of &nbsp;the most quiet &nbsp;and well-connected locations on the Costa &nbsp;del Sol, combining &nbsp;privacy &nbsp;with walking-distance &nbsp;access to &nbsp;some &nbsp;of &nbsp;the &nbsp;area's &nbsp;most &nbsp;desirable &nbsp;amenities.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Private Terrasse  
Lagerraum  
Badezimmer  
Doppelverglasung  
Einstellungsschränke  
W-lan  
Versorgungsraum  
Grill

### Ansichten

Garten  
Pool

### Pool

Privat

### Garten

Privat  
Angelegt

### Versorgungsunternehmen

Strom  
Trinkbares Wasser  
Telefon

### Orientierung

Norden  
Süden

### Einstellung

In der Nähe von Golf  
In der Nähe des Meeres  
In der Nähe der Stadt  
In der Nähe von Schulen

### Möbel

Teil eingerichtet  
Optional

### Sicherheit

Alarmanlage  
Eingabetelefon

### Kategorie

Investition  
Luxus  
Wiederverkauf

### Klimakontrolle

Klimaanlage  
Kamin

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
Garage  
Privat  
Bedeckt  
Mehr als eins