



## Vrijstaande Villa te koop in Nueva Andalucía, Marbella

3.850.000 €

Referentie: R5366833 Slaapkamers: 5 Badkamers: 4 Plotgrootte: 1.252m<sup>2</sup> Perceelgrootte: 588m<sup>2</sup> Terras: 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 family home in one of the most quiet and well-connected locations on the Costa del Sol, combining privacy with walking-distance access to some of the area's most desirable amenities.



## Kenmerken:

### Extra's

Overdekt terras  
Privé Terras  
Berging  
Ensuite badkamer  
Dubbele beglazing  
Inbouwkasten  
WiFi  
Bijkeuken  
Barbecue

### Uitzicht

Garden Views  
Pool Bekeken

### Zwembad

private Pool

### Tuin

private Garden  
aangelegde tuin

### Voorzieningen

Elektriciteit  
Drinkwater  
Telefoon

### Zonorientatie

noorden  
zuiden

### Ligging

Dichtbij golfbaan  
Dichtbij zee  
Dichtbij stad  
Dichtbij scholen

### Meubilering

Gedeeltelijk gemeubileerd  
optioneel Furniture

### Beveiliging

Alarmsysteem  
Deurbel met intercom

### Categorie

Investering  
Luxe  
Bestaande bouw

### Klimaatbeheersing

Airconditioning  
Open haard

### Huidige Staat

Uitstekende conditie

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

ondergrondse parkeergarage  
garage  
private Parking  
overdekte parkeerplaats  
More Than One