



## Detached Villa for sale in Nueva Andalucía, Marbella

2,200,000 €

Reference: R5171077 Bedrooms: 3 Bathrooms: 4 Plot Size: 900m<sup>2</sup> Build Size: 306m<sup>2</sup>







## Costa del Sol, Nueva Andalucía

This elegant villa is set on an elevated structure that provides a small basement area, perfect for storage or utility use. The property is spread across two levels and showcases a harmonious blend of modern comfort and Andalusian character. Upon entering the ground floor, you are welcomed by a striking entrance hall with a double-height ceiling that creates an immediate sense of space and grandeur. This level features a guest WC, a fully equipped kitchen with direct access to a terrace, and an open-plan dining area ideal for entertaining. The lounge includes a cozy fireplace and connects seamlessly to the covered porch, while a private bedroom with its own en-suite bathroom completes the ground floor. The upper floor is designed to maximize light, comfort, and panoramic views. The master suite boasts a spacious walk-in closet, a luxurious en-suite bathroom, and a private south-facing terrace where you can enjoy breathtaking views of the Mediterranean Sea and unforgettable sunsets. A third generously sized bedroom with its own terrace and en-suite bathroom ensures comfort and privacy for guests or family members. This exquisite property offers a total of 306 m<sup>2</sup> of living space set on a 900 m<sup>2</sup> plot. Every detail has been carefully considered to balance functionality with authentic Andalusian charm. Modern interior features include a 2024 Samsung air conditioning system, underfloor radiant heating in all bathrooms, and electric shutters throughout the home. The outdoor area has been thoughtfully designed with a chlorine-treated swimming pool, a fully automated irrigation system with a brand-new programmable timer, and a 6,000-litre water tank. Two electric water heaters provide a reliable hot water supply, ensuring year-round comfort. Perfectly combining elegance, modern amenities, and traditional style, this villa is an outstanding property for sale in Andalusia, offering not just a home but a lifestyle in one of the most desirable Mediterranean locations.



## Features:

### Features

Covered Terrace  
Private Terrace  
Marble Flooring

### Views

Sea  
Mountain  
Panoramic

### Kitchen

Partially Fitted

### Parking

Private

### Orientation

South East

### Setting

Close To Golf  
Close To Shops  
Close To Schools

### Garden

Private

### Climate Control

Air Conditioning  
Fireplace  
U/F Heating  
U/F/H Bathrooms

### Pool

Private

### Security

Alarm System  
Electric Blinds