

## Villa for sale in Nueva Andalucía, Costa del Sol

4 Bedrooms | 4 Bathrooms | 300 m<sup>2</sup> Interior | 130 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 1,537 IBI | € 185 Rubish tax | € 3,348 Community fees



### Property Description

Hidden inside a secure gated community in Nueva Andalucía, this fully renovated villa is made for families who value comfort, light and easy everyday living. Every space is designed so you can be together when you want — and have privacy when you need it.

The main floor centres around a naturally social open layout, where the kitchen, dining area and living room connect seamlessly. The kitchen stands out with Smeg appliances, a built-in wine shelf and generous workspace, making it the true heart of the home. The living area feels bright and open throughout the day thanks to its double-height ceiling, large glass doors toward the garden, and an elegant ethanol fireplace that adds warmth and atmosphere without compromising the clean, modern design.

The villa offers four bedrooms, all with en-suite bathrooms, giving each family member their own comfort zone. Every bedroom is equipped with individual central AC (hot/cold) for personalised climate control. The master suite includes a makeup area, a spacious bathroom with both shower and bathtub, and a private view of La Concha — a subtle reminder each morning of where you live.

Outside, the home is designed for real use. The garden features grass, tropical plants and a heated pool that is perfect for a relaxing day. A guaranteed price of sale is available for those who prefer to buy with confidence. This information is provided for informational purposes only and does not constitute an offer. For more information, please contact us at [info@marbellaliving.com](mailto:info@marbellaliving.com) or call us at +34 952 765 428. We are located in Nueva Andalucía, Marbella, Spain.

On the lower level, the basement becomes an entertainment hub with its own bar — ideal for gatherings, movie nights or a second living space for teenagers. This floor also includes a laundry room and direct access to the garage.

**MARBELLA LIVING**

— Estate Agents —

**€ 3,495,000**

The villa is equipped with a smart home system and an alarm system, adding convenience and peace of mind. It balances style with practicality, working perfectly as a full-time family home while also being a strong rental investment thanks to its thoughtful layout and location close to schools, golf, restaurants and Puerto Banús. Ref: B5251144

A bright, modern and easy-to-live-in villa inside a gated community — thoughtfully renovated for families who want Marbella living to feel natural, comfortable and effortless.

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