



## Villa for sale in Marbella

4,673,000 €

Reference: R5271499   Bedrooms: 6   Bathrooms: 6   Plot Size: 1,100m<sup>2</sup>   Build Size: 515m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Located in one of the most exclusive residential areas of Nueva Andalucía, in a quiet and prestigious setting, this property offers an exceptional combination of location, privacy and quality of life. Just minutes from Puerto Banús, the sea, renowned golf courses and a wide range of restaurants and services, the villa is set in an environment that guarantees comfort, security and strong long-term value.

The house features 6 bedrooms and 6 bathrooms, spacious and bright interiors, and a layout designed for comfortable living both throughout the year and during holiday periods. All rooms face the sunny side, providing natural light throughout the day. Its configuration adapts easily to the needs of the new owner, whether as a primary residence, second home or investment property.

The private plot and outdoor areas create an atmosphere of tranquillity and exclusivity, ideal for enjoying Marbella's climate, relaxing and hosting social gatherings while maintaining privacy. The property offers a saltwater swimming pool, space for 6 vehicles including a closed garage for 2 cars, a large porch, and a barbecue area with bar, perfect for pleasant moments with family and friends.

Each space is designed for daily comfort, with a large living room with fireplace, spacious kitchen, and relaxation area on the main floor. All rooms of this villa stand out for their generous and extraordinary dimensions, making it an ideal option for a large family.

Nueva Andalucía is one of the most sought-after areas in Marbella's real estate market, known for its stability, prestige and high-quality surroundings, making this property a solid and secure choice for buyers seeking real value.



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Near Transport		
Double Glazing		
Fitted Wardrobes		
Barbeque		
Bar		
Games Room		
Courtesy Bus		
Views	Setting	Condition
Garden	Close To Port	Excellent
Pool	Close To Shops	
	Close To Schools	
	Close To Sea	
	Village	
	Town	
Pool	Furniture	Kitchen
Private	Fully Furnished	Fully Fitted
Garden	Security	Parking
Private	Alarm System	Garage
	Entry Phone	Open
		Covered