



# LUXURY VILLA FOR SALE IN NUEVA ANDALUCÍA | MARBELLA

4,695,000 €

Reference: 1116AMA Bedrooms: 5 Bathrooms: 6 Plot Size: 873m<sup>2</sup> Build Size: 508m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

**ELEGANCE, SPACE AND SEA VIEWS: LUXURY VILLA FOR SALE IN NUEVA ANDALUCÍA, MARBELLA**  
**CONTEMPORARY SOPHISTICATION BETWEEN GOLF, SEA AND PREMIUM AMENITIES** This extraordinary luxury villa for sale in Nueva Andalucía, Marbella, is an elegant retreat that blends modern design, absolute comfort, and a prime location. Situated in one of the most prestigious residential areas, the property is fully furnished and ready to move into—offering a seamless transition into the high-end Mediterranean lifestyle. **KEY FEATURES** • Built area: 508 m<sup>2</sup> over 3 levels • Private plot: 873 m<sup>2</sup> • Bedrooms: 5, tastefully furnished • Bathrooms: 5, with modern design • Private pool and underfloor heating throughout • Private cinema room for in-home entertainment • Gated garage + 2 outdoor parking spaces • Spacious terraces with sea views • Air conditioning, premium finishes, and perfectly integrated indoor/outdoor living spaces **LIVE IN STYLE IN AN ICONIC LOCATION** Spread over three generous floors, the villa boasts a smart architectural layout where every space is designed to maximize natural light and comfort. The interiors, furnished with refined taste and high-end materials, open onto panoramic terraces—ideal for al fresco dining, sunbathing, or elegant evenings with friends. The private pool completes the picture, turning the exterior into a true resort-style space, perfect for enjoying Marbella's mild climate year-round. **A STRATEGIC LOCATION FOR LIVING OR INVESTING** This property lies in a quiet and secure residential area, just minutes from: • Renowned golf courses like Las Brisas, Los Naranjos, and Aloha • Prestigious international schools such as Aloha College • Puerto Banús, with its luxury shopping and exclusive restaurants • Fine dining, beach clubs, and premium services **A PRIME INVESTMENT IN THE HEART OF THE COSTA DEL SOL** Whether you're looking for a permanent residence or a high-potential holiday home, this villa is a smart and forward-thinking choice. Its combination of location, views, space, and build quality make it a valuable long-term investment. Contact us today for more information or to schedule an exclusive viewing. Experience the best of the Costa del Sol in a villa designed to exceed every expectation. +34 663 671 888 - WhatsApp available.



## Features:

### Features

Covered Terrace  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Barbeque  
Domotics

### Views

Sea  
Panoramic  
Garden  
Pool

### Pool

Private  
Garden  
Private

### Utilities

### CO2 Emission Rating

### Orientation

South Facing

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

### Security

### Category

Investment  
Golf  
Luxury  
Resale

### Climate Control

Air Conditioning  
Fireplace  
U/F Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Garage  
Private  
Covered  
More Than One  
Energy Rating