



## Detached Villa for sale in Nueva Andalucía, Marbella

**4,250,000 €**

Reference: R5046001   Bedrooms: 6   Bathrooms: 6   Plot Size: 1,200m<sup>2</sup>   Build Size: 433m<sup>2</sup>   Terrace: 77m<sup>2</sup>







## Costa del Sol, Nueva Andalucía

Exquisite Six-Bedroom Luxury Villa in Nueva Andalucia, Marbella.

This impressive luxury villa, exclusively available through our sole agency, is situated in the desirable neighbourhood of Nueva Andalucia. Boasting a substantial built area of 510m<sup>2</sup> on the best Plot with a generous 1,200m<sup>2</sup> very high privacy factor, the property offers six spacious bedrooms, five bathrooms (four en-suite), and an additional guest toilet, designed to accommodate the highest standards of modern HIGH Quality family living.

The villa's interior is meticulously finished, featuring marble floors with Under Floor heating all over the house, a grand living room with a fireplace, and a separate dining room. The fully fitted kitchen is complemented by a utility room and a kitchenette, ideal for culinary enthusiasts. Entertainment is at the heart of this home, with a dedicated cinema room, games room, Dolby Stereo Surround system, and several terraces—both covered and uncovered—providing mountain, sea, garden, and pool views. Additional spaces include an office room and ample storage, ensuring practicality alongside luxury.

Comfort and convenience are paramount, with air conditioning, individual A/C units, electric blinds, double glazing, and an automatic irrigation system for the landscaped private garden. The villa is equipped with Solar panels, an Alarm system, Domotic system, surveillance cameras, armored door, and video entrance for enhanced security. The property also benefits from high-speed internet, satellite TV, and telephone lines, supporting modern connectivity needs.

Externally, residents can enjoy a private swimming pool, barbecue area, and a private garage. The location is ideally close to a range of amenities, transport links, international schools, shops, the port, golf courses, children's playgrounds, and the beach, making it perfect for families and those seeking an exclusive lifestyle in Marbella. The villa is also handicap accessible and allows pets, ensuring comfort and inclusivity for all potential residents. If you are looking for a Luxury Home, Location, Highest Quality, Privacy, views and/or Investment then you are on the right page... Please don't hesitate to contact us for a live Virtual video tours.



## Features:

### Features

Covered Terrace  
 Near Transport  
 Private Terrace  
 Satellite TV  
 Storage Room  
 Ensuite Bathroom  
 Marble Flooring  
 Double Glazing  
 Fitted Wardrobes  
 WiFi  
 Gym  
 Games Room  
 Guest Apartment  
 Utility Room  
 Bar  
 Barbeque  
 Domotics  
 Car Hire Facility  
 Courtesy Bus  
 Basement  
 Fiber Optic  
 Access for people with reduced mobility

### Views

Sea  
 Mountain  
 Panoramic  
 Garden  
 Pool  
 Golf  
 Street

### Pool

Private

### Garden

Private

### Utilities

Electricity  
 Drinkable Water  
 Telephone

### Orientation

South

### Setting

Close To Golf  
 Close To Port  
 Urbanisation  
 Close To Sea  
 Close To Shops  
 Close To Town  
 Close To Schools  
 Close To Forest  
 Close To Marina

### Furniture

Optional

### Security

Alarm System  
 Electric Blinds  
 Entry Phone

### Category

Investment  
 Luxury  
 Resale

### Climate Control

Air Conditioning  
 Cold A/C  
 Hot A/C  
 Fireplace  
 U/F Heating  
 U/F/H Bathrooms

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
 Garage  
 Private  
 More Than One



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Solar water heating