



## Detached Villa for sale in Nueva Andalucía, Marbella

**3,450,000 €**

Reference: R5135674   Bedrooms: 4   Bathrooms: 6   Plot Size: 1,003m<sup>2</sup>   Build Size: 360m<sup>2</sup>   Terrace: 87m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Stunning villa for sale in the sought-after area of Nueva Andalucía Supermanzana H, offering an ideal combination of modern design, refined comfort, and a family-friendly atmosphere. This four-bedroom, four-bathroom residence that could be easily converted to five bedroom is spread across three levels and has a built area of 360 square meters. The property features spacious interiors, a private garden, and inviting outdoor spaces designed to complement the area's warm climate. The villa was recently refurbished to further enhance the villa's layout and finishes, making it even more appealing for those seeking a move-in-ready home that balances style and practicality. The ground floor welcomes residents with an open-plan concept that seamlessly connects the kitchen, dining, and living areas. This level flows directly to a landscaped garden with a swimming pool and a fully equipped outdoor kitchen designed for memorable gatherings. The southwest orientation allows for sun-soaked afternoons and views over the pool and lush greenery, creating a relaxed yet vibrant setting. Additional amenities on this level include a guest toilet and practical utility spaces that ensure daily functionality. Moving to the first floor, privacy and comfort take center stage with four generously sized bedrooms. Two bedrooms come with en-suite bathrooms, offering added privacy and convenience for family members or guests. The master suite serves as a private retreat with a cozy fireplace, a spacious walk-in wardrobe, and views overlooking the pool area. Upstairs on the top floor, a versatile space currently used as an office can easily be adapted to suit different needs, whether as an extra bedroom, gym, or leisure zone. Descending to the basement level, entertainment becomes the focal point. This floor features a dedicated cinema room, an elegant wine display, a stylish bar, and ample storage, making it the perfect environment for hosting movie nights or private events. High-quality finishes, a neutral colour palette dominated by soothing cream tones, and the use of top-grade materials throughout the villa create an atmosphere of understated sophistication while maximizing natural light.



## Features:

### Features

Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Games Room  
Utility Room  
Bar  
Barbeque  
Fiber Optic

### Views

Mountain  
Garden  
Pool

### Pool

Heated  
Private

### Garden

Private

### Utilities

Electricity  
Drinkable Water  
Telephone  
Solar water heating

### Orientation

South West

### Setting

Close To Golf  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Fully Furnished  
Optional

### Security

24 Hour Security  
Alarm System  
Electric Blinds  
Entry Phone

### Category

Luxury

### Climate Control

Air Conditioning  
Fireplace

### Condition

Recently Renovated

### Kitchen

Partially Fitted  
Kitchen-Lounge

### Parking

Covered  
More Than One