

## Villa zum Verkauf in Nueva Andalucía, Costa del Sol

5 Schlafzimmer | 5 Badezimmer | 405 m<sup>2</sup> Wohnfläche | 102 m<sup>2</sup> Terrasse | Garage Ya | Garten Ya | Pool Ya  
€ 2,702 IBI | € 139 Rubish tax | € 876 Community fees



### Beschreibung der Immobilie

An elegant five bedroom, four-bathroom villa located in the heart of Nueva Andalucía, Marbella.

Spanning three floors, this residence perfectly combines contemporary Mediterranean architecture with modern functionality. Originally constructed in 1986 and fully renovated in 2002 when it was extended and currently has 529 m<sup>2</sup> of interior space. Villa enjoys close proximity to top-tier schools, boutique shops, golf courses, and the world-famous Puerto Banús marina. Nueva Andalucía, affectionately known as the "Golf Valley," provides a tranquil yet vibrant environment, home to renowned golf clubs such as Aloha, Las Brisas, and Los Naranjos, making it ideal for families and golf enthusiasts alike. The neighborhood offers a refined suburban lifestyle with convenient access to Marbella's beaches and leisure amenities.

The villa welcomes residents and guests with a striking entrance hall, featuring soaring ceilings and a sophisticated marble staircase. The spacious open-plan