+34 604 489 646

LUXURY REALTY
Real Estate Agency

info@luxury-realty.com

Villa in Nueva Andalucía

Reference: R5110936

Bedrooms: 4
Bathrooms: 4
M² Build size: 360
Price: 3,395,000 €
Status: Sale
Property Type: Villa
Parking places: by request
M² Plot Size: 1,003

Overview: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 color 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. Nueva Andalucía is widely recognized as one of the most desirable residential areas on the Costa del Sol. Located just a short drive from the beach and famous Puerto Banús marina, it offers a lively yet tranquil environment. The neighborhood is especially attractive to families and golf enthusiasts, thanks to its abundance of prestigious golf courses, including Aloha Golf Club, Las Brisas, and Los Naranjos. Properties in this area often feature contemporary Mediterranean architecture, combining sleek lines with natural materials to create a warm and inviting feel. The culinary scene in Nueva Andalucía is diverse and appealing. Popular dining spots include Mosh Fun Kitchen for its energetic vibe and international dishes, Occo Marbella for fine Lebanese cuisine, and El Dorado Restaurante for fresh seafood favorites. Shopping options are plentiful, with luxury boutiques and designer stores in nearby Puerto Banús, as well as Centro Plaza Shopping Center, which hosts a popular weekly market showcasing artisan products and fresh local goods. For families with children, Nueva Andalucía offers excellent educational facilities such as Aloha College, known for its British curriculum, and the Marbella Montessori School, focusing on personalized, child-centered learning. The area also provides access to high-quality sports and wellness facilities, including Manolo Santana Racquets Club, which offers tennis, paddle, and gym services in a social and welcoming environment. Connectivity is another key advantage of living in Nueva Andalucía. The neighborhood benefits from efficient public transportation links, including frequent bus services that connect to surrounding areas and Marbella city center. Easy access to the AP-7 motorway ensures smooth travel to Malaga Airport and other cities along the coast, making it an ideal location for both permanent living and holiday use. This property offers a unique opportunity to enjoy a luxurious yet comfortable lifestyle in one of the most prestigious neighborhoods on the Costa del Sol. With its thoughtful design, spacious layout, modern amenities, and prime location, this property embodies the essence of elegant living. Whether relaxing by the pool, hosting friends in the entertainment-ready basement, or enjoying the diverse attractions of Nueva Andalucía, this villa stands out as a sophisticated choice for anyone seeking a high-quality home for sale.

Features:

None, Pool, Air conditioning, Private garden, Parking