



# Frakoblet villa til salg i Nueva Andalucía, Marbella West

3.495.000 €

Reference: R5251444    Soveværelser: 4    Badeværelser: 4    Grundstørrelse: 814m<sup>2</sup>    Byg Størrelse: 300m<sup>2</sup>    Terrasse: 130m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Hidden inside a secure gated community in Nueva Andalucía, this fully renovated villa is made for families who value comfort, light and easy everyday living. Every space is designed so you can be together when you want – and have privacy when you need it.

The main floor centres around a naturally social open layout, where the kitchen, dining area and living room connect seamlessly. The kitchen stands out with Smeg appliances, a built-in wine shelf and generous workspace, making it the true heart of the home. The living area feels bright and open throughout the day thanks to its double-height ceiling, large glass doors toward the garden, and an elegant ethanol fireplace that adds warmth and atmosphere without compromising the clean, modern design.

The villa offers four bedrooms, all with en-suite bathrooms, giving each family member their own comfort zone. Every bedroom is equipped with individual central AC (hot/cold) for personalised climate control. The master suite includes a makeup area, a spacious bathroom with both shower and bathtub, and a private view of La Concha – a subtle reminder each morning of where you live.

Outside, the home is designed for real use. The garden features grass, tropical plants and a heated private pool that enjoys sun all day. A separate gazebo adds a flexible extra space: an outdoor gym, a lounge or a dining area depending on the season and lifestyle.

On the lower level, the basement becomes an entertainment hub with its own bar – ideal for gatherings, movie nights or a second living space for teenagers. This floor also includes a laundry room and direct access to the garage.

The villa is equipped with a smart home system and an alarm system, adding convenience and peace of mind. It balances style with practicality, working perfectly as a full-time family home while also being a strong rental investment thanks to its thoughtful layout and location close to schools, golf, restaurants and Puerto Banús.

A bright, modern and easy-to-live-in villa inside a gated community – thoughtfully renovated for families who want Marbella living to feel natural, comfortable and effortless.



## Funktioner:

### Funktioner

I nærheden af transport  
Privat terrasse  
Opbevaringsrum  
Ensuite badeværelse  
Dobbeltvindue  
Monterede garderober  
Wifi  
Spillelokale  
Værktøjsrum  
Domotics  
I nærheden af moskeen  
I nærheden af kirken

Kælder

Fiberoptik

### Synspunkter

Bjerg

Have

Urban

### Orientering

Øst

Syd

Vest

Sydpøst

Sydpøst

### Klimakontrol

Aircondition

Kold aircondition

Varm aircondition

Ildsted

U/f/h badeværelser

### Pool

Opvarmet

Privat

### Have

Privat

Nem vedligeholdelse

### Indstilling

Tæt på golf

Tæt på havn

Urbanisering

Tæt på havet

Tæt på butikker

Tæt på byen

Tæt på skoler

Tæt på skov

Tæt på marina

### Møbel

Fuldt møbleret

### Sikkerhed

Gated kompleks

Alarmsystem

Indgangstelefon

Sikker

### Kategori

Holiday Homes

Investering

Golf

Luksus

Moderne

### Tilstand

Fremragende

For nylig renoveret

### Køkken

Fuldt monteret

### Parkering

Garage

Privat

### Hjælpeprogrammer

Elektricitet