



Detached Villa for sale in Nueva Andalucía, Marbella

2,650,000 €

Reference: R5299354 Bedrooms: 7 Bathrooms: 7 Plot Size: 1,753m² Build Size: 517m² Terrace: 88m²





Costa del Sol, Nueva Andalucía

Exceptional Dual-Villa Estate for Sale in Nueva Andalucía – Prime Location in the Golf Valley

Discover a rare investment and lifestyle opportunity in the heart of Nueva Andalucía's prestigious Golf Valley. This exceptional estate features two independent, spacious and bright villas set on a generous 1,753 m² fully legalised plot, surrounded by mature landscaped gardens and enjoying wonderful mountain and garden views.

Combining solid construction, generous interiors and remarkable versatility, this property offers the perfect blend of family living, professional use and rental investment potential – all within one of Marbella's most sought-after residential areas.

Property Highlights

- Two fully independent villas
- 1,753 m² legalised plot
- Heated private swimming pool
- Mature landscaped gardens
- Mountain and garden views
- Commercial license in place
- Excellent condition with potential for light modernisation
- Prime location in Marbella's Golf Valley

Main Residence – Elegant Multi-Level Family Home

Designed by a renowned local architect, the main villa offers timeless design and a practical multi-level layout that ensures privacy, comfort and natural light throughout.

Layout Overview:

First Level

- Kitchen and dining area
- Bright living space
- Guest toilet

Second Level

- Spacious main lounge
- Covered terrace with seating and barbecue area
- Views over the garden, heated pool, surrounding mountains and Marbella skyline

Third Level

- Two bedrooms
- Shared full bathroom with jacuzzi
- Dedicated laundry area

Upper Level

- Master suite with en-suite bathroom and dressing room
- Additional bathroom



Two further bedrooms (one with covered terrace overlooking the garden)

Bright interiors, quality materials and generous proportions make this home ideal for year-round living or a refined holiday residence in Marbella.

Second Independent Villa – Commercial & Residential Flexibility

The second building spans two levels and includes its own private elevator. Currently licensed as a medical consultation and office, it offers exceptional flexibility.

Upper Floor:

Expansive 80 m² living area

40 m² office space

Direct views over the garden and pool

Lower Floor:

Bedroom with full bathroom

Second living room with guest toilet

Additional multipurpose room

This building can continue operating as a professional or wellness space, or easily convert into:

Guest house

Private studio

Independent rental villa

Home office headquarters

The existing commercial license significantly enhances the property's investment appeal, allowing you to combine lifestyle and business seamlessly in one address.

Outdoor Living – Designed for Mediterranean Enjoyment

The exterior spaces are perfectly designed for year-round Costa del Sol living:

Fully equipped outdoor kitchen

Bar and lounge areas

Generous outdoor dining spaces

Private heated swimming pool

Mature gardens ensuring privacy

An ideal setting for entertaining guests, hosting family gatherings or enjoying peaceful afternoons under the Andalusian sun.

Prime Location in Marbella's Golf Valley

Situated in the heart of Nueva Andalucía, this estate benefits from proximity to:

World-class golf courses

International schools

Fine dining and beach clubs

Puerto Banús and Marbella town centre

Nueva Andalucía remains one of the most desirable residential areas on the Costa del Sol, known for its luxury villas,



security and strong investment potential.

A Rare Investment & Lifestyle Opportunity

Whether you are seeking:

A spacious family estate with guest accommodation

A private clinic or professional studio

A live-work property

A multi-use investment with rental potential

This distinctive dual-villa property in Nueva Andalucía offers exceptional versatility and long-term value in one of Marbella's most established prime neighbourhoods.



Features:

Features

Covered Terrace
Lift
Private Terrace
Storage Room
Double Glazing
Fitted Wardrobes
Guest Apartment
Utility Room
Barbeque
Staff Accommodation
Basement

Views

Mountain
Panoramic
Country
Garden

Pool

Pool

Heated
Private

Security

Alarm System

Orientation

South East

Setting

Close To Golf
Close To Schools

Furniture

Optional

Parking

Private
More Than One

Climate Control

Air Conditioning
Fireplace
Central Heating

Condition

Good
Renovation Required

Garden

Private

Category

Luxury