

ALL IN

real estates



House in Nueva Andalucía

Bedrooms **7** Bathrooms **6** Built **517m2** Plot **1753m2**
R5299354 **House** **Nueva Andalucía** **2.650.000€**

Two Spacious Bright Villas with Wonderful Mountain & Garden Views set in the heart of in Nueva Andalucía's Golf Valley. This exceptional property offers two independent villas on a generous 1,753 m² legalised plot. Surrounded by mature gardens and enjoying beautiful mountain and garden views, the estate stands out for its solid construction, generous volumes and welcoming atmosphere. A heated swimming pool and well-kept outdoor areas create an ideal setting for relaxed family living and entertaining. The property is in very good condition, with the option for a light aesthetic update to further enhance its contemporary appeal. A rare feature of this estate is its versatility. It consists of a main residence and a second fully independent building currently licensed as a medical consultation and office. The entire property is fully legalised and holds a commercial license, offering a unique opportunity to combine residential living, professional use and investment potential in one address. Main Residence Designed by a renowned local architect, the main villa combines timeless elegance with a practical multi-level layout that ensures comfort and privacy. The first level features a kitchen, dining area, living space and guest toilet. The second level opens into a spacious main lounge leading to a covered terrace with seating and barbecue area, overlooking the garden, heated pool, surrounding mountains and the Marbella skyline. The third level offers two bedrooms sharing a full bathroom with jacuzzi, plus a dedicated laundry area. The upper level is devoted to the master suite with en-suite bathroom and dressing

room, an additional bathroom and two further bedrooms, one with a covered terrace facing the garden. Bright interiors, quality materials and thoughtful design make this home ideal for family living or refined residential use. Separate Villa The second building spans two levels. It has its own elevator. The upper floor features an expansive 80 m² living area and a 40 m² office with direct views over the garden and pool. The lower floor includes a bedroom with full bathroom, a second living room with guest toilet and an additional multipurpose room. This villa offers outstanding flexibility. It can continue as a professional or wellness space, serve as a guest house, private studio or independent residence. The existing commercial license adds significant value for anyone seeking to live and work from the same property. It can also serve as a rental property. Outdoor Areas The exterior is designed for year-round Mediterranean enjoyment. A fully equipped outdoor kitchen, bar and lounge areas, generous dining spaces, mature landscaping and a private heated pool create a relaxed and private environment for family gatherings or entertaining guests. A distinctive property in Marbella that combines residential character, professional versatility and investment potential. Whether as a family estate with guest accommodation, a private clinic or studio, or a multi-use investment property, this is a rare opportunity in Nueva Andalucía's Golf Valley.

Barbeque

Covered Terrace

Guest Apartment

Staff Accommodation

Barbeque

Double Glazing

Lift

Storage Room

Basement

Fitted Wardrobes

Private Terrace

Utility Room