



House in Nueva Andalucía

Bedrooms	5	Bathrooms	6	Built	486m2	Plot	1010m2
R5387074	House	Nueva Andalucía	4.200.000€				

Located in Nueva Andalucía's Golf Valley, this modern villa is set within an exclusive gated community of only 18 villas with 24-hour security, offering privacy, tranquillity, and beautiful sea and mountain views. The location is excellent, just minutes from Puerto Banús, golf courses, international schools, and restaurants. The villa is distributed over four levels with a very comfortable layout and a strong connection between the indoor and outdoor spaces. The entrance level opens into a bright open-plan living area with kitchen, dining, and lounge spaces flowing directly onto the terraces and swimming pool through large sliding windows. The layout works particularly well for both family living and entertaining, with all the main spaces connected around the pool and garden area. This floor also includes a guest bedroom with en-suite bathroom, as well as a separate guest toilet. On the first floor, the master suite enjoys a private terrace with sea views, a dressing area, and en-suite bathroom. There is a further guest bedroom on this level together with a separate office. The rooftop solarium features a jacuzzi and panoramic sea and mountain views. The basement level includes a TV and entertainment room, fully equipped gym, laundry room, and two additional guest bedrooms with en-suite bathrooms. Property Features: • 5 Bedrooms + Office • 5 Bathrooms + Guest Toilet • Built Area: 486 m² • Plot: 1,010 m² • Private Saltwater Pool • Solarium with Jacuzzi • Garage for 2 Cars • South Facing • ?Sea ?& ?Mountain ?Views Additional ?Features: • Underfloor Heating • ?Air ?Conditioning • Smart Home System • Integrated

?Sound System • ?Landscaped Gardens • ?Gated ?Community with 24h Security Available
?for ?long ?term ?rent ?from ?September ?2026

Barbeque
Covered Terrace
Fiber Optic
Private Terrace
WiFi

Barbeque
Double Glazing
Fitted Wardrobes
Storage Room

Basement
Ensuite Bathroom
Gym
Utility Room