

# ALL IN

## real estates



## House in Nueva Andalucía

|                 |   |              |   |                        |       |                   |       |
|-----------------|---|--------------|---|------------------------|-------|-------------------|-------|
| Bedrooms        | 5 | Bathrooms    | 4 | Built                  | 245m2 | Plot              | 450m2 |
| <b>R5430487</b> |   | <b>House</b> |   | <b>Nueva Andalucía</b> |       | <b>2.995.000€</b> |       |

This breathtaking villa for sale in Nueva Andalucía, offers five bedrooms and four bathrooms, distributed across three levels, featuring expansive terraces, an infinity swimming pool, outdoor kitchen, private gym, and panoramic sea and mountain views. Fully renovated in 2024, Villa combines modern Scandinavian design with functional indoor-outdoor living, creating a contemporary home in one of the most established residential areas. The interior is designed around an open-plan concept that maximises natural light and connection with the surrounding landscape. Clean architectural lines, wood carpentry and natural stone elements create a balanced and refined atmosphere throughout the home. The layout has been carefully organised to separate private living areas from social and entertainment spaces while maintaining a seamless flow between levels. The ground level includes an inviting warm living area with fireplace, two guest bedrooms, two bathrooms, one en-suite, alongside the main bedroom suite which benefits from direct access to a large terrace and stunning views over La Concha mountain and the sea. . On the upper level you arrive to magnificent open views from the east of La Concha to the west looking out at Gibraltar and the sea. forms the central living space of the villa, with an open-plan kitchen, dining area, and lounge designed as a functional and social environment leading out to another terrace equipped with a jacuzzi perfectly positioned to enjoy the panoramic views. The pocket door openings connect directly dining and lounge areas, creating an uninterrupted indoor-outdoor living experience. The

kitchen combines practicality with contemporary design, making it suitable for both everyday use and entertaining. The lower level is designed to accommodate guests and leisure areas, including two additional bedrooms and a dedicated guest zone with direct access to the terrace, pool and gym areas. Outdoor areas continue the lifestyle focus of the property, featuring an outdoor kitchen, barbecue area, lounge spaces, laundry room and a covered outdoor gym designed for year-round use. Security and comfort are integrated throughout the villa with features including double glazing, advanced alarm systems, and private car port parking. Nueva Andalucía is one of the most desirable residential areas, known for its established infrastructure, golf courses, and proximity to Puerto Banús. The area is home to renowned golf clubs including Las Brisas Golf, Los Naranjos Golf, and Aloha Golf, making it a prime location for golf enthusiasts. Nearby beaches such as Puerto Banús Beach and Playa de Levante are within a short drive, while restaurants including Magna Cafe and Los Bandidos offer a wide range of dining options. Shopping facilities are easily accessible, including Centro Plaza, El Corte Inglés, and the boutiques of Puerto Banús. Families benefit from proximity to international schools such as Aloha College and Swans International School. Connectivity is excellent through the A-7 road network and local transport links, allowing convenient access to Marbella, San Pedro de Alcántara, and surrounding areas. Offers a combination of contemporary Scandinavian design, panoramic views, and central location, making it an exceptional option for buyers seeking a modern villa walking distance to amenities or an investment with RENTAL LICENSE and proven rental figures in place, in Nueva Andalucía

Covered Terrace  
Double Glazing  
Fitted Wardrobes  
Near Transport  
Solarium  
WiFi

Covered Terrace  
Ensuite Bathroom  
Gym  
Private Terrace  
Storage Room

Domotics  
Fiber Optic  
Marble Flooring  
Satellite TV  
Utility Room