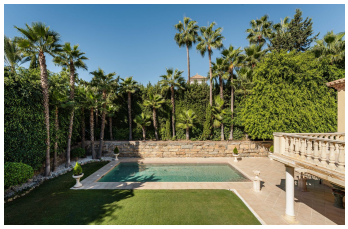
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House in Nueva Andalucía

Bedrooms	**5**	Bathrooms	**5**	Built	**405m2**	Plot	**1302m2**

R5430451 **House** **Nueva Andalucía** **3.495.000€**

An elegant five bedroom, four-bathroom villa located in the heart of Nueva Andalucía, Marbella. Spanning three floors, this residence perfectly combines contemporary Mediterranean architecture with modern functionality. Originally constructed in 1986 and fully renovated in 2002 when it was extended and currently has 529 m2 of interior space. Villa enjoys close proximity to top-tier schools, boutique shops, golf courses, and the world-famous Puerto Banús marina. Nueva Andalucía, affectionately known as the “Golf Valley,”provides a tranquil yet vibrant environment, home to renowned golf clubs such as Aloha, Las Brisas, and Los Naranjos, making it ideal for families and golf enthusiasts alike. The neighborhood offers a refined suburban lifestyle with convenient access to Marbella’s beaches and leisure amenities. The villa welcomes residents and guests with a striking entrance hall, featuring soaring ceilings and a sophisticated marble staircase. The spacious open-plan living room serves as the heart of the home, combining a cozy lounge with fireplace, formal dining area, and library space. The design seamlessly merges indoor and outdoor living, opening onto landscaped gardens and a large covered terrace. The gourmet kitchen is a chef’s delight, equipped with top-of-the-line appliances, while a family seating area with rustic-style furnishings and a warm color palette creates an inviting atmosphere for daily life or entertaining. On the second floor, three luminous double bedrooms feature en-suite bathrooms finished in fine marble, each with balcony access overlooking the garden and

pool. The master suite is a private sanctuary with a luxurious bathroom, expansive walk-in shower, and serene views, offering the perfect retreat for relaxation. Retractable awnings ensure comfort during the warmer months .Outdoor living is a highlight of Villa. The large covered terrace is ideal for al fresco dining and entertaining, complemented by a stylish bar. Manicured gardens surround a sparkling swimming pool, offering a serene oasis at home. Additional amenities include a guest apartment, sauna, and flexible lower-floor space that can be adapted for wellness,entertainment, or additional bedrooms.Practical considerations are also thoughtfully addressed. The villa features a two-car carport,shutter barriers for privacy and security, and easy access to nearby services and amenities.Nueva Andalucía's vibrant culinary scene, from Mediterranean favorites to international cuisine,along with luxury shopping at Puerto Banús and local markets, ensures residents enjoy both convenience and lifestyle options. Families benefit from prestigious international schools such as Aloha College and Swans International School, while excellent road links via the AP-7 and A-7provide easy connectivity across the Costa del Sol.Villa represents an exceptional living experience, combining modern comfort,Mediterranean elegance, and thoughtful design. It is not just a home but a sanctuary for those seeking luxury, privacy, and a vibrant ?lifestyle ?in ?one ?of ?Marbella's most desirable ?neighborhoods. ?Whether for family living or ?entertaining, Villa ?Adele offers ?a ?rare opportunity to embrace ?the ?best ?of ?Costa ?del ?Sol ?living.

Barbeque	Barbeque	Basement
Covered Terrace	Domotics	Double Glazing
Ensuite Bathroom	Fiber Optic	Fitted Wardrobes
Games Room	Marble Flooring	Near Transport
Private Terrace	Satellite TV	Sauna
Utility Room	WiFi	