ALL IN real estates








House in Nueva Andalucía

Bedrooms	**5**	Bathrooms	**6**	Built	**510m2**	Plot	**999m2**

R5543722	**House**	**Nueva Andalucía**	**4.450.000€**

Positioned in a quiet residential area right by the Hard Rock Hotel, Villa Alaya is within walking distance of Puerto Banús, its marina, restaurants and shops. The location combines everyday convenience with privacy, making it an ideal family home for both permanent living and holidays. This contemporary villa is arranged across four levels and enjoys a west orientation, bringing natural light into the interiors and afternoon sun onto the terraces. Open-plan living spaces connect to the outdoors through large sliding doors, opening onto a generous garden with a private swimming pool. With room for children to play, outdoor dining and relaxing by the water, the garden is a central part of family life here. Five en-suite bedrooms provide comfortable accommodation for family and guests. A cinema room, a spa corner with a sauna, a gym area and a temperature-controlled wine cellar offer spaces to unwind and entertain throughout the year. The rooftop terrace adds another place to gather, with glimpses of the Mediterranean and open views of the sunset. A spacious private garage accommodates two to three cars. With its ?large ?garden, ?practical ?layout ?and walkable location, ?Villa ?Alaya is equally suited to ?everyday family ?living and ?extended ?stays in Marbella, with ?additional ?appeal ?for ?buyers ?considering ?rental ?potential.

Basement	Basement	Covered Terrace
Ensuite Bathroom	Fitted Wardrobes	Gym
Jacuzzi	Lift	Marble Flooring
Private Terrace	Sauna	