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House in Nueva Andalucía

Bedrooms	**5**	Bathrooms	**5**	Built	**460m2**	Plot	**2050m2**

R5489983 **House** **Nueva Andalucía** **6.500.000€**

This villa sits on elevated grounds in one of Nueva Andalucía's most coveted private pockets — minutes from Marbella's Golden Mile, Puente Romano and Marbella Club, and within easy reach of Puerto Banus. A 460 m² compound comprising a four-bedroom main residence and a self-contained guest house, set among mature landscaping with panoramic views across the valley. Completed in 2018 and selectively refined in 2021, 2025 and 2026, every detail has been considered without being overthought. The architecture is clean. The spaces are generous. The materials are honest. Outdoors, a saltwater infinity pool, sauna, full outdoor kitchen and layered terraces dissolve the boundary between built and natural — a low-density, ultra-prime setting that reads as a secure European base for internationally mobile families as easily as a private year-round residence. The main residence and guest house create a clear separation between private and social domains. The main house holds four bedrooms, one of which integrates a dedicated office — a practical configuration for those who work from home or require a private study. The master suite occupies its own floor, with individual walk-in wardrobes for both occupants, en-suite bathroom facilities and a private jacuzzi on the adjoining upper terrace — a retreat within the retreat. There is an intentional generosity to the proportions — rooms are measured, not excessive. The guest house functions as an independent living space, currently used for hosting but equally suited for extended family, staff accommodation or potential rental use. Its separation from the main

house offers genuine flexibility without compromising the privacy of the primary residence. A fully equipped gym sits within the property grounds, adding everyday functionality and quality of life beyond the architecture itself. What distinguishes this property beyond its specification is the sense of home it creates. This is not a show property — it is a house that has been lived in, loved and carefully refined. Every room feels considered, comfortable and genuinely yours from the moment you walk in. The outdoor environment is not secondary to this property — it is integral. The terraces, pool area and garden function as a natural extension of the interior, designed for daily use rather than occasional entertainment. A saltwater infinity pool anchors the outdoor layout, flanked by a custom-built sauna and a fully equipped outdoor kitchen. Multiple terrace levels, now enhanced with glass roof sections added in 2025, allow comfortable use across seasons and times of day. The landscaping includes a large mature avocado tree and a lemon tree near the guest house — details that speak to the age and character of the grounds. New terrace decking is being installed in spring 2026, completing the most recent phase of careful upgrades. The overall effect is closer to a private resort than a conventional garden. It is a space equally suited to solitary morning calm and social evening entertaining. La Cerquilla Within Nueva Andalucía, La Cerquilla stands apart. Widely regarded as one of the area's most prestigious enclaves, it is a gated community with exceptional security — offering a level of privacy and peace of mind that few addresses in Marbella can match. The area is characterised by mature plots, low density, and a calibre of residence that reflects long-term ownership rather than speculative development. The street structure here is unhurried. There is no through-traffic, no commercial proximity, and no sense of density. The immediate surroundings feel settled, private and well-maintained — a neighbourhood in the truest sense. This micro-location offers a level of calm and residential quality that is measurably different from the broader Nueva Andalucía market. Plots are generous, boundaries are well-established, and the overall environment reflects an area that has matured into one of the more sought-after addresses ?on ?this ?side ?of ?Marbella. For buyers who ?understand ?that long-term value in Marbella ?is driven ?as much ?by ?position as by property, ?this ?is ?a ?location ?that ?quietly ?outperforms.

Ensuite Bathroom	Ensuite Bathroom	Guest House
Gym	Jacuzzi	Private Terrace
Sauna		