NUEVA ANDALUCÍA

bedrooms	bathrooms	built m²	terrace m²	plot m²
4	4	300	130	814

VILLA IN NUEVA ANDALUCÍA

Hidden inside a secure gated community in Nueva Andalucía, this fully renovated villa is made for families who value comfort, light and easy everyday living. Every space is designed so you can be together when you want — and have privacy when you need it. The main floor centres around a naturally social open layout, where the kitchen, dining area and living room connect seamlessly. The kitchen stands out with Smeg appliances, a built-in wine shelf and generous workspace, making it the true heart of the home. The living area feels bright and open throughout the day thanks to its double-height ceiling, large glass doors toward the garden, and an elegant ethanol fireplace that adds warmth and atmosphere without compromising the clean, modern design. The villa offers four bedrooms, all with en-suite bathrooms, giving each family member their own comfort zone. Every bedroom is equipped with individual central AC (hot/cold) for personalised climate control. The master suite includes a makeup area, a spacious bathroom with both shower and bathtub, and a private view of La Concha — a subtle reminder each morning of where you live. Outside, the home is designed for real use. The garden features grass, tropical plants and a heated private pool that enjoys sun all day. A separate gazebo adds a flexible extra space: an outdoor gym, a lounge or a dining area depending on the season and lifestyle. On the lower level, the basement becomes an entertainment hub with its own bar — ideal for gatherings, movie nights or a second living space for teenagers. This floor also includes a laundry room and direct access to the garage. The villa is equipped with a smart home system and an alarm system, adding convenience and peace of mind. It balances style with practicality, working perfectly as a full-time family home while also being a strong rental investment thanks to its thoughtful layout and location close to schools, golf, restaurants and Puerto Banús. A bright, modern and easy-to-live-in villa inside a gated community — thoughtfully renovated for families who want Marbella living to feel natural, comfortable and effortless.

community	garbage	ibi	price
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