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NUEVA ANDALUCÍA

sypialnie	■azienki	zbudowany m²	taras m²	fabu■a m²
5	4	320	80	926

VILLA W NUEVA ANDALUCÍA

Elegant Andalusian Villa with Modern Flair in Aloha – Nueva Andalucía Discover this stylish Andalusian villa with modern touches, ideally located in the heart of Aloha, Nueva Andalucía – one of Marbella's most desirable areas. The villa is just steps away from Mercadona supermarket, a pharmacy, butcher, fruit and vegetable shops, and an organic supermarket. It's also within walking distance to El Prado Street, home to a variety of restaurants, bars, and cafés. The soon-to-open pedestrian path to Puerto Banús will make this location even more attractive. This beautifully maintained property features 5 bedrooms, 5 bathrooms (4 en-suite), plus 1 guest toilet, offering space and flexibility for family living or entertaining. Situated on a 926 m² plot with 320 m² built across two floors, the villa has an open-plan layout on the ground floor where the living room, dining area, and modern kitchen seamlessly flow together. From the living room, large sliding doors open onto a covered terrace with outdoor dining, perfect for enjoying meals with views to La Concha, the pool, and the mature garden. The ground floor also includes a versatile single bedroom with en-suite bathroom, currently furnished with bunk beds. This room can easily be used as a nanny room, office, playroom, or guest space. There is also a workspace, a guest toilet, and storage space on this level. Upstairs, the master bedroom features a king-size bed, en-suite bathroom with jacuzzi and shower, a spacious wardrobe, and access to a private terrace. Another bedroom offers two double beds, an open bathtub, and a private toilet. Two further bedrooms share a bathroom with a shower and have access to the master terrace. Outside, the property offers a peaceful and private environment, with a lush garden, private pool, modern lounge areas, BBQ zone, and a covered garage. There is parking for up to four cars, a large storage room, and a private water tank, offering self-sufficiency. Surrounded by some of Marbella's top golf courses—Aloha Golf, Los Naranjos, and Las Brisas—and just minutes from Aloha International School, a nearby nursery, and all everyday amenities. Despite being in a vibrant area, the villa is quiet and offers excellent privacy. Perfect as a family home or an investment opportunity with great potential for holiday rentals due to its unbeatable location. Detached Villa, Nueva Andalucía, Costa del Sol. 4 Bedrooms, 4 Bathrooms, Built 320 m², Terrace 80 m², Garden/Plot 926 m². Setting : Close To Golf, Close To Port, Close To Sea. Orientation : East. Condition : Good. Pool : Private. Climate Control : Air Conditioning, Central Heating. Views : Mountain. Features : Covered Terrace, Near Transport, Private Terrace. Furniture : Fully Furnished. Kitchen : Fully Fitted. Garden : Private. Category : Holiday Homes.

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