



## Frittliggende villa til salg i Nueva Andalucía, Marbella

2 650 000 €

Referanse: R5299354 Soverom: 7 Bad: 7 Plottstørrelse: 1 753m<sup>2</sup> Bebygget areal: 517m<sup>2</sup> Terrasse: 88m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Two Spacious Bright Villas with Wonderful Mountain & Garden Views set in the heart of in Nueva Andalucía's Golf Valley.

This exceptional property offers two independent villas on a generous 1,753 m<sup>2</sup> legalised plot. Surrounded by mature gardens and enjoying beautiful mountain and garden views, the estate stands out for its solid construction, generous volumes and welcoming atmosphere. A heated swimming pool and well-kept outdoor areas create an ideal setting for relaxed family living and entertaining. The property is in very good condition, with the option for a light aesthetic update to further enhance its contemporary appeal.

A rare feature of this estate is its versatility. It consists of a main residence and a second fully independent building currently licensed as a medical consultation and office. The entire property is fully legalised and holds a commercial license, offering a unique opportunity to combine residential living, professional use and investment potential in one address.

### Main Residence

Designed by a renowned local architect, the main villa combines timeless elegance with a practical multi-level layout that ensures comfort and privacy.

The first level features a kitchen, dining area, living space and guest toilet.

The second level opens into a spacious main lounge leading to a covered terrace with seating and barbecue area, overlooking the garden, heated pool, surrounding mountains and the Marbella skyline.

The third level offers two bedrooms sharing a full bathroom with jacuzzi, plus a dedicated laundry area.

The upper level is devoted to the master suite with en-suite bathroom and dressing room, an additional bathroom and two further bedrooms, one with a covered terrace facing the garden.

Bright interiors, quality materials and thoughtful design make this home ideal for family living or refined residential use.

### Separate Villa

The second building spans two levels. It has its own elevator.

The upper floor features an expansive 80 m<sup>2</sup> living area and a 40 m<sup>2</sup> office with direct views over the garden and pool.

The lower floor includes a bedroom with full bathroom, a second living room with guest toilet and an additional multipurpose room.

This villa offers outstanding flexibility. It can continue as a professional or wellness space, serve as a guest house, private studio or independent residence. The existing commercial license adds significant value for anyone seeking to live and work from the same property. It can also serve as a rental property.

### Outdoor Areas

The exterior is designed for year-round Mediterranean enjoyment. A fully equipped outdoor kitchen, bar and lounge areas, generous dining spaces, mature landscaping and a private heated pool create a relaxed and private environment for family gatherings or entertaining guests.

A distinctive property in Marbella that combines residential character, professional versatility and investment potential. Whether as a family estate with guest accommodation, a private clinic or studio, or a multi-use investment property, this is a rare opportunity in Nueva Andalucía's Golf Valley.

**Egenskaper:****Funksjoner**

Dekket terrasse

Løfte

Privat terrasse

Lagerrom

Dobbeltvindu

Monterte garderober

Gjestleilighet

Verktøyrom

Grill

Personalinnkvartering

Kjeller

**Utsikt**

Fjell

Panoramisk

Land

Hage

Basseng

**Basseng**

Oppvarmet

Privat

**Sikkerhet**

Alarmsystem

**Orientering**

Sørøst

**Innstilling**

I nærheten av golf

Nær skoler

**Møbler**

Valgfri

**Parkering**

Privat

Mer enn en

**Klimakontroll**

Klimaanlegg

Peis

Sentraloppvarming

**Betingelse**

God

Renovering kreves

**Hage**

Privat

**Kategori**

Luksus