



## Frittliggende villa til salgs i Nueva Andalucía, Marbella

**1 800 000 €**

Referanse: R5037526   Soverom: 5   Bad: 4   Plottstørrelse: 926m<sup>2</sup>   Bebygget areal: 320m<sup>2</sup>   Terrasse: 80m<sup>2</sup>







## Costa del Sol, 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 m<sup>2</sup> plot with 320 m<sup>2</sup> 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 m<sup>2</sup>, Terrace 80 m<sup>2</sup>, Garden/Plot 926 m<sup>2</sup>.

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.



## Egenskaper:

### Funksjoner

Dekket terrasse

Nær transport

Privat terrasse

### Utsikt

Fjell

### Basseng

Privat

### Hage

Privat

### Orientering

Øst

### Innstilling

I nærheten av golf

I nærheten av havnen

Nær sjøen

### Møbler

Fullt møblert

### Kategori

Feriehus

### Klimakontroll

Klimaanlegg

Sentraloppvarming

### Betingelse

God

### Kjøkken

Fullt montert