



## Detached Villa for sale in Nueva Andalucía, Marbella

**4,250,000 €**

Reference: R5046001   Bedrooms: 6   Bathrooms: 6   Plot Size: 1,200m<sup>2</sup>   Build Size: 433m<sup>2</sup>   Terrace: 77m<sup>2</sup>







## Costa del Sol, Nueva Andalucía

Exquisite Six-Bedroom Luxury Villa in Nueva Andalucía, Marbella. This impressive luxury villa, exclusively available through our sole agency, is situated in the desirable neighbourhood of Nueva Andalucía. Boasting a substantial built area of 510m<sup>2</sup> on the best Plot with a generous 1,200m<sup>2</sup> very high privacy factor, the property offers six spacious bedrooms, five bathrooms (four en-suite), and an additional guest toilet, designed to accommodate the highest standards of modern HIGH Quality family living. The villa's interior is meticulously finished, featuring marble floors with Under Floor heating all over the house, a grand living room with a fireplace, and a separate dining room. The fully fitted kitchen is complemented by a utility room and a kitchenette, ideal for culinary enthusiasts. Entertainment is at the heart of this home, with a dedicated cinema room, games room, Dolby Stereo Surround system, and several terraces—both covered and uncovered—providing mountain, sea, garden, and pool views. Additional spaces include an office room and ample storage, ensuring practicality alongside luxury. Comfort and convenience are paramount, with air conditioning, individual A/C units, electric blinds, double glazing, and an automatic irrigation system for the landscaped private garden. The villa is equipped with Solar panels, an Alarm system, Domotic system, surveillance cameras, armored door, and video entrance for enhanced security. The property also benefits from high-speed internet, satellite TV, and telephone lines, supporting modern connectivity needs. Externally, residents can enjoy a private swimming pool, barbecue area, and a private garage. The location is ideally close to a range of amenities, transport links, international schools, shops, the port, golf courses, children's playgrounds, and the beach, making it perfect for families and those seeking an exclusive lifestyle in Marbella. The villa is also handicap accessible and allows pets, ensuring comfort and inclusivity for all potential residents. If you are looking for a Luxury Home, Location, Highest Quality, Privacy, views and/or Investment then you are on the right page... Please don't hesitate to contact us for a live Virtual video tours.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Gym  
Games Room  
Guest Apartment  
Utility Room  
Bar  
Barbeque  
Domotics  
Car Hire Facility  
Courtesy Bus  
Basement  
Fiber Optic  
Access for people with reduced mobility

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool  
Golf  
Street

### Pool

Private

### Garden

Private

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

South

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Forest  
Close To Marina

### Furniture

Optional

### Security

Alarm System  
Electric Blinds  
Entry Phone

### Category

Investment  
Luxury  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace  
U/F Heating  
U/F/H Bathrooms

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
More Than One



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Solar water heating