



**Detached Villa for sale in Nueva Andalucía, Marbella**

**1,700,000 €**

Reference: R5265733 Bedrooms: 5 Bathrooms: 4 Plot Size: 1,730m<sup>2</sup> Build Size: 484m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Introducing an exquisite villa that perfectly blends luxury, comfort, and convenience, offering an exceptional lifestyle opportunity. This remarkable property, available exclusively through sole agency, is designed for those who appreciate refined living and effortless access to the best amenities the Costa del Sol has to offer. With five spacious bedrooms and four elegant bathrooms, this villa is ideal for families or those who love to entertain, all set within a generous 1,730m<sup>2</sup> plot. The promise of a brand new private pool, currently under construction, adds an exciting dimension to this already impressive home, ensuring endless days of relaxation and fun in the sun.

The villa boasts a substantial built area of 484m<sup>2</sup>, thoughtfully arranged to maximise both space and light. The living room is a welcoming haven, seamlessly connected to a covered terrace that invites year-round enjoyment of the beautiful garden and pool views. The fully fitted and equipped kitchen, complemented by a utility room and ample storage, ensures that daily living is as practical as it is stylish. Fitted wardrobes throughout the bedrooms provide generous storage, while air conditioning guarantees comfort in every season.

Outdoors, the private garden offers a tranquil retreat, perfect for alfresco dining or simply unwinding amidst lush greenery. The soon-to-be-completed private pool will become the centrepiece of the garden, promising a refreshing escape during the warm Costa del Sol summers. A private garage adds further convenience, ensuring secure parking and additional storage options.

This villa is ideally situated close to a wealth of amenities, including shops, restaurants, schools, golf courses, the sea, and the port, making it a prime choice for those seeking a vibrant yet peaceful lifestyle. Presented in excellent condition and fully furnished, this property is ready to welcome its new owners to a life of comfort and sophistication in one of the most sought-after areas for real estate in Marbella and the wider Costa del Sol region.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Fitted Wardrobes  
Utility Room

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Schools

### Furniture

Fully Furnished

### Parking

Private

### Climate Control

Air Conditioning

### Condition

Excellent

### Kitchen

Partially Fitted

### CO2 Emission Rating

D

### Views

Garden  
Pool

### Pool

Private

### Garden

Private

### Energy Rating

C