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PLANETA PROPERTY
Marbella - Spain

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House in Nueva Andalucía

Reference: R5373121



Bedrooms: 4
Bathrooms: 3
M²: 193
Price: 2,595,000 €
Status: Sale
Property Type: House
Parking places: by request











Overview:Set in the highly sought-after area of Nueva Andalucía, this beautifully renovated four-bedroom villa presents a rare opportunity to enjoy refined contemporary living in one of the Costa del Sol's most desirable residential locations. Positioned within walking distance of local amenities and just five minutes from Puerto Banús, the property also benefits from quick access to Marbella and San Pedro de Alcántara, both reachable in under fifteen minutes, making it an exceptional choice for both permanent living and holiday use in Nueva Andalucía. Designed with a sophisticated Scandinavian aesthetic, this elegant villa in Nueva Andalucía offers a bright, welcoming ambiance throughout. Distributed across a single level for maximum comfort and convenience, the home features a spacious entrance hall that flows effortlessly into an open-plan living and dining area with a bespoke, fully fitted kitchen. A large utility and storage room enhances practicality, while individually controlled air conditioning and heating units in all living and sleeping areas ensure year-round comfort. The property further benefits from underfloor heating throughout, with water-based systems in all living areas and electric underfloor heating in the bathrooms, complemented by an energy-efficient air source heat pump system. The villa comprises four well-appointed bedrooms and three stylish bathrooms, two of which are en suite, including a serene master suite designed for privacy and relaxation. High-quality finishes, new bathrooms, and a fully upgraded climate system reflect the recent comprehensive renovation, ensuring the property is completely turnkey and built to modern standards. A state-of-the-art filtered and boiling water tap in the kitchen adds an extra touch of everyday luxury. One of the standout features of this Nueva Andalucía property is the expansive roof terrace, complete with a bioclimatic pergola and offering beautiful sea views, creating the perfect setting for entertaining or unwinding in style. The living room, centred around a fireplace with a living flame gas fire, opens through double doors onto a covered terrace and the pool area, seamlessly blending indoor and outdoor living—an essential aspect of the Nueva Andalucía lifestyle. Externally, the villa continues to impress with a large, welcoming courtyard entrance featuring privacy screening, landscaped garden areas, and multiple spaces designed for relaxation and socialising. An outdoor undercover kitchen and BBQ area, along with a decked seating space with an electric awning, provide ideal settings for al fresco dining. The heated saltwater swimming pool is surrounded by generous sunbathing areas, offering a tranquil retreat in the heart of Nueva Andalucía. Additional features include two large storage containers, off-road covered parking behind an automatic electric gate, and a comprehensive security system with cameras and alarm, ensuring both convenience and peace of mind. The villa's prime location in Nueva Andalucía places it within easy walking distance of shops, restaurants, and all essential amenities, as well as the vibrant lifestyle of Puerto Banús. Combining a prime Nueva Andalucía location, high-end upgrades, and elegant contemporary design, this villa stands out as a unique turnkey opportunity on the Costa del Sol. Furniture may also be available by separate negotiation, offering added flexibility for buyers seeking a seamless move-in experience.

Features:

Golf, Pool, Air conditioning, Sea views, Mountain views, None, Private garden, Alarm system, Parking