

## Villa for sale in Nueva Andalucía, Costa del Sol

7 Bedrooms | 6 Bathrooms | 655 m<sup>2</sup> Interior | 200 m<sup>2</sup> Terraces | Garden Yes | Pool Yes  
€ 2,878 IBI | € 291 Rubish tax | € 139 Community fees



### Property Description

Located in the heart of the prestigious Golf Valley of Nueva Andalucía, this exceptional villa combines modern luxury with panoramic views of the Mediterranean Sea and the iconic La Concha Mountain. Facing southeast, the villa stands out for its brightness, comfort, and contemporary design, seamlessly fused with exceptional elegance. Spread across four floors, the main level features an impressive double-height entrance hall that leads into a spacious living and dining area with large windows framing the surrounding landscape. The open-plan kitchen, fully equipped with top-of-the-line appliances, blends functionality with modern design. This level also includes a guest toilet and a laundry area. From the living room, there is direct access to the large main terrace, where you'll find a spectacular heated saltwater infinity pool, an outdoor dining area, and a cozy chill-out space perfect for relaxing and enjoying the surroundings. The lower level hosts a generous leisure and wellness area that includes a cinema and games room with a pool table, as well as five bedrooms with natural light, two of which feature en-suite bathrooms. This floor also offers a practical storage room. The first floor accommodates two main bedrooms with en-suite bathrooms and private terraces, each with direct access to an elegant lounge-bar that creates an intimate and sophisticated atmosphere ideal for unwinding and enjoying peaceful moments. Finally, the top floor boasts an impressive rooftop solarium with a luxury jacuzzi for eight people, a bar area, and multiple chill-out zones offering breathtaking 360° panoramic views over Nueva Andalucía, the Golf Valley, and the coastlines. The property is guaranteed with the price, every modern comfort, under floor heating through out, central heating, LED lighting, smart home system, and more. For more information, contact us through [info@marbellaiving.com](mailto:info@marbellaiving.com) or call us at +34 952 765 428.

irrigation system in the gardens. At the main entrance, there is private parking for up to four vehicles. A truly unique villa that combines elegance, technology, and comfort in one of Marbella's most exclusive areas just minutes away from the best golf courses, fine dining restaurants, and the incomparable lifestyle of Puerto Banús.

**MARBELLA LIVING**  
Estate Agents

**€ 4,400,000**

Transferable Touristic license already in place for this property - This is a fantastic investment opportunity. Ref: 2993MLV

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