

## 5 bedroom Villa for sale in Nueva Andalucia, Málaga

2,000,000€

MARBELLA, NUEVA ANDALUCÍA – 5-Bedroom, 5-Bathroom Villa

Exclusive Offer: Enjoy FREE notary fees when you purchase this property through MarBanus Estates!





This beautifully designed villa, conveniently located near Puerto Banús, offers a perfect blend of comfort and practicality. With its east-facing orientation, you can bask in the morning sun while admiring breathtaking views of La Concha Mountain.

Equipped with modern amenities, the villa features:

- An advanced security alarm system
- Underfloor heating throughout
- A heated pool for year-round enjoyment
- High-speed WiFi MESH and a phone/Internet booster for seamless connectivity
- Dimmable lighting to create the perfect ambiance
- A private sauna and gym
- A carport with an electric vehicle charger

Nestled in the heart of The Golf Valley—home to world-class golf courses—Nueva Andalucía is one of Marbella's most exclusive residential areas. The picturesque landscape boasts rolling hills, lush greenery, palm-lined streets, and meticulously maintained fairways, all set against the iconic backdrop of La Concha Mountain.

With its broad avenues, pedestrian-friendly sidewalks, and scenic walking paths, Nueva Andalucía offers a welcoming

- |  |   |  |
|--|---|--|
|  5 bedrooms                  |  5 bathrooms |  260m <sup>2</sup> Build size |
|  506m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Close To Golf   | <input checked="" type="checkbox"/> Close To Port  |
| <input checked="" type="checkbox"/> Close To Shops   | <input checked="" type="checkbox"/> Close To Sea  | <input checked="" type="checkbox"/> Close To Town  |
| <input checked="" type="checkbox"/> Close To Schools   | <input checked="" type="checkbox"/> South East  | <input checked="" type="checkbox"/> East   |
| <input checked="" type="checkbox"/> Excellent  | <input checked="" type="checkbox"/> Recently Renovated  | <input checked="" type="checkbox"/> Recently Refurbished   |
| <input checked="" type="checkbox"/> Private Pool   | <input checked="" type="checkbox"/> Heated Pool   | <input checked="" type="checkbox"/> Air Conditioning   |
| <input checked="" type="checkbox"/> Hot A/C  | <input checked="" type="checkbox"/> Cold A/C  | <input checked="" type="checkbox"/> Panoramic  |
| <input checked="" type="checkbox"/> Garden   | <input checked="" type="checkbox"/> Pool  | <input checked="" type="checkbox"/> Urban  |