



R5171176

📍 Nueva Andalucía

REF# R5171176 2.200.000 €

BEDS

3

BATHS

3.5

BUILT

306 m²

PLOT

900 m²

This villa in Nueva Andalucía beautifully combines Andalusian architecture with antique accents and subtle Moroccan touches, creating a home full of warmth and character.

The grand double-height entrance hall sets the tone, leading into a bright living room with fireplace, a separate dining room, and a spacious kitchen that opens onto a tranquil patio. Also on the ground floor is a large en-suite bedroom, while the first floor offers the master suite with walk-in closet, private terrace, and a luxurious bathroom, along with a second en-suite bedroom. If desired, the layout allows for the simple addition of a fourth bedroom within the main house, giving even greater flexibility.

Beyond the main living areas, the property holds outstanding potential with its expansive basement. Offering a minimum of 150 m², it can be converted into further living space — whether as a cinema room, gym, guest apartment, or even an additional floor — making it a valuable opportunity for families or investors alike.

Outdoors, the villa embraces Marbella's lifestyle with a private south-facing garden, a sparkling swimming pool, and both open and covered terraces ideal for year-round entertaining. From the ground floor, there are

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views of the sea, while just a short walk away lie the beaches, Puerto Banús, and an array of restaurants and boutiques. Families will also appreciate the proximity to top international schools, including Aloha College, the Swedish School, and the American College.

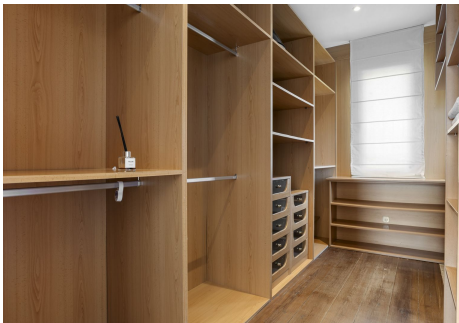
Practical features such as a new Samsung air-conditioning system, underfloor heating in all bathrooms, electric blinds, automatic irrigation, private garage and extra parking space ensure convenience and comfort throughout.

This is a rare opportunity to own a villa that combines authentic Andalusian charm with modern amenities, excellent investment potential, and a prime location in one of Marbella's most sought-after neighborhoods.



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