



## HOUSE 5 BEDROOMS 4.5 BATHROOMS IN NUEVA ANDALUCÍA

📍 Nueva Andalucía

REF# R5042401 2.475.000 €

BEDS	BATHS	BUILT	PLOT	TERRACE
5	4.5	333 m²	373 m²	260 m²

Villa Tulua is READY TO VISIT! It is Design-led luxury villa for sale in the dream location of Nueva Andalucía, positioned on an elevated ridge that offers unrivalled panoramic views. From the iconic La Concha mountain in the east to Gibraltar and breathtaking sunsets in the west, this fully renovated three-storey residence enjoys what may be the most spectacular outlooks in the area.

Completely rebuilt to high standards with a focus on quality, it blends modern architecture with high-end materials, seamless functionality, and timeless aesthetics. Its thoughtful east and west orientation ensures sunlight throughout the day, enhancing the home's bright and open ambiance.

Inside, Villa Tulua features five well-proportioned bedrooms and four stylish bathrooms, offering flexibility for both families and guests. The layout promotes fluid living with a spacious open-plan kitchen, lounge, and dining area that flows effortlessly onto the main terrace. This terrace is ideal for entertaining, complete with an outdoor kitchen and a large private pool featuring a swim jet system. From here, you can relax or host

+34 951 123 083 | +44 (0)330 179 8687 | [info@idiliqstates.com](mailto:info@idiliqstates.com) Local 28, Edificio D, Centro de Negocios Puerta de Banús, N-340, Km 175, 29660 Nueva Andlaucia

with views that stretch across the entire golf valley and coastline.

A rooftop terrace adds to the appeal, featuring a jacuzzi and panoramic 360° views. Whether used for sunrise yoga or sunset cocktails, this elevated space captures the very best of outdoor Mediterranean living. Interiors showcase high-quality finishes including porcelain flooring, custom wood cabinetry, and natural stone elements, providing a warm yet refined design language.

On the lower floor, a fully self-contained apartment offers its own entrance, bathroom, and lounge opening to a private terrace. This area is ideal for visiting guests, older children, or as a potential short-term rental unit—providing future owners with income opportunities without compromising the privacy of the main home.

The property includes a carport for one vehicle. A modern alarm system supports security, and the quiet cul-de-sac location further enhances the sense of peace. While private and serene, Villa Tulua remains incredibly well connected.

La Campana and Puerto Banús are both within walking distance, offering a vibrant mix of restaurants, shops, and services. Prestigious educational institutions such as Laude San Pedro International College and The International School Estepona are easily accessible, as are the nearby beaches and high-end shopping areas of Nueva Andalucía and San Pedro. For wellness and recreation, residents can access Real Club Padel Marbella, Los Naranjo Golf & Country Club, and the landscaped trails of Parque de los Tres Jardines.

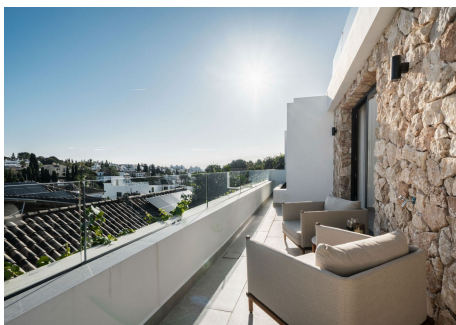
Excellent road connectivity via the AP-7 and A-7 highways provides fast links to Málaga Airport, Marbella, and Estepona. Local public transport options, including regular bus routes, support convenient access to key points along the Costa del Sol.

Villa Tulua is a rare opportunity to purchase a high-spec, fully reimaged design villa in one of the most scenic positions in Nueva Andalucía. With a focus on privacy, panoramic views, architectural quality, and functional luxury, it stands out as a primary residence, holiday home, or investment with rental potential. This home delivers not only on aesthetics but also on lifestyle—bringing together all the elements that make Southern Spain one of Europe's most sought-after destinations.



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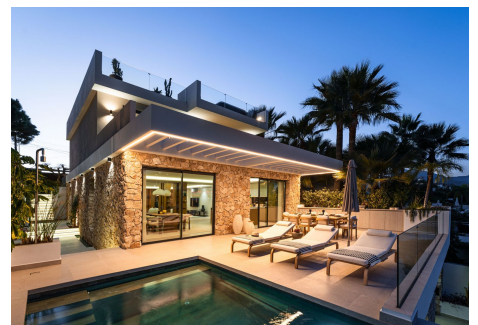
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