MARBELLA COUNTRY CLUB, NUEVA ANDALUCIA



bedrooms 4 bathrooms 6 built$_{m2}$ 300 plot$_{m2}$ 814

MODERN FAMILY VILLA IN NUEVA ANDALUCÍA WITH A HEATED POOL, LA CONCHA VIEWS AND STRONG RENTAL POTENTIAL.

Located in a secure gated community in Nueva Andalucía, this fully renovated villa is ideal for families looking for comfort, privacy and modern living. With bright interiors, spacious living areas and a practical layout, the home is designed for easy everyday living.

The main floor features an open-plan kitchen, dining area and living room, creating a welcoming space for spending time together. The kitchen comes with Smeg appliances, a built-in wine shelf and plenty of workspace. The living room benefits from a double-height ceiling, large glass doors opening onto the garden and a modern ethanol fireplace.

community -- month garbage -- IBI -- for sale 3.895.000 €

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

Marbella Country Club, Nueva Andalucia

Modern family villa in Nueva Andalucía with a heated pool, La Concha views and strong rental potential.

The villa offers four bedrooms, each with an en-suite bathroom and individual hot and cold air conditioning. The master bedroom includes a makeup area, a spacious bathroom with a shower and bathtub, and lovely views of La Concha.

Outside, the landscaped garden features tropical plants, a lawn and a heated private swimming pool that enjoys sunshine throughout the day. There is also a separate covered outdoor space that can be used as a gym, lounge or dining area.

The basement provides an additional entertainment area with a private bar, making it perfect for gatherings, movie nights or a separate space for teenagers. This level also includes a laundry room and direct access to the garage.

The villa is equipped with a smart home system and an alarm system for added comfort and security. Its location close to international schools, golf courses, restaurants and Puerto Banús makes it an excellent choice for families looking for a permanent home in Marbella.

With its modern design, practical layout and desirable location, the property also offers strong rental investment potential.

Reference	145694	Beds	4	Built m²	300
Type	Villa	Baths	6	Interior m²	---
Location	Marbella Country Club, Nueva Andalucia	En-suite Baths	---	Terrace m²	---
		Guest Toilets	---	Plot m²	814
		Pax	---		

Pool	Private	Community	---	Levels	---
Garden	---	Garbage	---	Floor	---
Garage	Private	IBI	---	Orientation	---
Parking slots	2	Construct Year	---	EPC	In Progress
		Renovation year	---		

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