

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

4 Bedrooms | 4 Bathrooms | 226 m<sup>2</sup> Interior | 80 m<sup>2</sup> Terraces | Garage Yes | Garden Yes | Pool Yes  
€ 853 IBI | € 185 Rubish tax



### Property Description

#### Stylish Modern Villa with Sunset Views in the Heart of the Golf Valley

Discover this stunning 4-bedroom, 4-bathroom villa for sale in Nueva Andalucía, offering 226 m<sup>2</sup> of stylish living space on a private 572 m<sup>2</sup> plot. Perfectly positioned in Marbella's sought-after Golf Valley, the property combines modern comfort, energy efficiency and Mediterranean charm with amazing sunset views.

The main level features a bright open-plan living area and a high-end kitchen equipped with Miele and Siemens appliances. From here, large sliding doors open onto a spacious terrace ideal for outdoor dining and access to the rooftop solarium, where you can enjoy panoramic views and all-day sunshine. This level also includes the master suite with en-suite bathroom and a guest bedroom with a separate bathroom. A carport for two cars is prepared with EV-charging capability.

On the lower level, you'll find two additional bedrooms with en-suite bathrooms, a utility/laundry room, and direct access to a beautiful west-facing terrace with heated swimming pool, pergola, and outdoor bar — the perfect spot to relax and entertain while enjoying the afternoon sun.

Conveniently located within walking distance of restaurants, supermarkets, and local amenities, this villa is also just a 5-minute drive to beaches and world-class golf courses.

Additional features that set this home apart:

- ☐ Solar panels reducing electricity costs by approximately 75%
- ☐ Heat pump installed for the pool heating
- ☐ Decalcification system preventing limescale buildup
- ☐ Water pump for increased water pressure
- ☐ 1,000-litre water tank in case of water supply cuts
- ☐ Filtered drinking water tap in the kitchen — no need for bottled water
- ☐ Smart car charger that uses excess solar power for cost-free vehicle charging

Whether you're looking for a family home, holiday retreat or investment in Marbella's prime market, this villa delivers exceptional comfort and lifestyle.