

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

5 Bedrooms | 5 Bathrooms | 310 m<sup>2</sup> Interior | 40 m<sup>2</sup> Terraces | Garage Yes | Garden Yes | Pool Yes  
€ 1,288 IBI | € 139 Rubish tax



### Property Description

Located in the heart of Nueva Andalucía, this modern villa is situated about 2 km from Puerto Banús, with its wide range of restaurants, luxury boutiques, and beaches; 5 km from the center of Marbella and just 3 km from renowned golf courses such as Los Naranjos, Las Brisas, and Aloha. Its privileged position allows you to enjoy all the services and the exclusive atmosphere that characterize this prestigious residential area.

This impressive property offers 5 spacious bedrooms, all with en-suite bathrooms, guaranteeing maximum privacy and comfort for family and guests. Additionally, it features an independent guest house with its own entrance, bedroom, and bathroom, ideal for visitors or as an additional rental option.

Outside, the landscaped garden surrounds a saltwater pool, perfect for cooling off during sunny days. The rooftop terrace is a true sanctuary, with stunning sea views, a barbecue area, and space to enjoy outdoor meals with family and friends.

Inside, two large living areas integrate seamlessly with the open-concept kitchen, designed for daily

life as well as more sophisticated entertainment. For sports enthusiasts, the villa features an outdoor gym, plus a carport with capacity for two vehicles.

Luxury is completed with underfloor heating throughout the property, ensuring comfort all year round. Thanks to its prime location, just minutes from Puerto Banús, you will have access to exclusive shops, restaurants, gyms, beaches, and prestigious schools.

Whether as a family residence or a rental investment, Casa Linnea combines comfort, design, and an unbeatable location.