# Detached Villa in Nueva Andalucía

## €1,500,000

Nueva Andalucía, Málaga

Bedrooms: 4 | Bathrooms: 5 | Plot: 556 m² | Built: 292 m² | Terrace: 66 m²









## Overview

Home with Heated Pool, Sunny Garden and Sea Views in Nueva Andalucía

NOTE: The original villa was legally divided into two separate properties several years ago, each with its own Escritura (title deed). One of these properties is now being sold. Although divided, the property for sale offers a generous 358 m² of built area on a private plot of 556 m², providing the space and privacy of a villa, with its own heated pool, private garden, garage and 4 ensuite bedrooms.

4 bedrooms – with en-suite bathrooms
Heated private pool (3.7 x 8 m)
Panoramic and sea views

4 spacious floors with flexible living spaces
Private garden with fruit trees
Patio for outdoor dining with a BBQ area for year-round use
Double garage with automatic doors
Excellent sun orientation throughout the day
Prime Nueva Andalucía location close to schools, golf and Puerto Banús

Welcome to this exceptional home in Nueva Andalucía, offering the space, privacy and lifestyle of a villa. Distributed over four levels, the property combines generous indoor living areas with easily connected outdoor spaces, making it ideal as a family home or holiday residence.

The well-maintained landscaped garden features Mediterranean fruit trees and flowers, a heated private swimming pool measuring 3.7 x 8 metres, a sun deck and room for a trampoline. The garden and pool area are illuminated at night, creating a wonderful atmosphere for Mediterranean evenings.

Directly connected to the kitchen is a BBQ area and a covered terrace designed for all-year-round use. Here you will find a dining area with automatic wind screens/sun shades, ceiling heaters and a fan, making the space enjoyable throughout the year.

The entrance level offers a bright open-plan layout with a kitchen, dining area and living room. Large sliding doors create a seamless connection to the terrace, lounge area and pool garden below. A guest WC is also located on this floor.

The basement level features high ceilings, a spacious lounge with a cinema-room feel, one en-suite bedroom, a large bathroom and a practical laundry area with an additional fridge and freezer. This floor is perfect as a large guest suite, teenage retreat or accommodation for a live-in nanny.

On the first floor, two en-suite bedrooms provide privacy and comfort. The master suite enjoys its own private terrace with panoramic views towards the Mediterranean Sea, generous wardrobe space and room for a home office.

The top floor consists of an impressive loft-style suite with an en-suite bathroom. Large enough to accommodate a king-size bed, sofa area and workspace, this versatile floor can serve as a luxurious guest suite.

Located close to international schools, golf courses, padel clubs, gyms, restaurants and Puerto Banús, this is a rare home that truly combines villa living with convenience and flexibility.

## Amenities

Setting: Close To Golf, Close To Shops, Close To Town, Close To Schools

Orientation: North Facing, South Facing, West Facing

Condition: Good Condition, Recently Renovated, Recently Refurbished

Pool: Private Pool, Heated Pool

Climate Control: Air Conditioning

Views: Sea Views, Mountain Views, Panoramic Views, Garden Views, Urban Views, Street Views

Features: Covered Terrace, Fitted Wardrobes, Private Terrace, WiFi, Storage Room, Ensuite Bathroom, Marble Flooring, Basement

Furniture: Optional Furniture

Kitchen: Fully Fitted Kitchen

Garden: Private Garden, Landscaped Garden, Easy Maintenance Garden

Security: Alarm System

Parking: Garage, Private Parking

Category: Golf, Holiday Homes, Investment, Luxury, Resale, Contemporary

## Taxes & Fees

IBI: €909 per year

Rubbish: €139 per year

## Contact

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