

# BROMLEY ESTATES

*Marbella*



## HOUSE 4 BEDROOMS 5 BATHROOMS IN NUEVA ANDALUCIA

📍 Nueva Andalucia

REF# BEMR4277467 €1,595,000

BEDS	BATHS	BUILT	PLOT	TERRACE
4	5	317 m <sup>2</sup>	569 m <sup>2</sup>	54 m <sup>2</sup>

Beautiful luxury villa located in Nueva Andalucía, a charming and tranquil residential area very close to Marbella, Puerto Banús and the best golf courses in the area.

The architectural project distributes open and well communicated areas, including four spacious bedrooms, each with its respective bathroom, inspired by a modern and elegant design. Our stunning villas sum up the tastes and needs of our clients.

and needs of our clients. In harmony with avant-garde design elements, all backed by the latest technologies and the highest energy efficiency with sustainability in mind.

Plot of 569 m<sup>2</sup>, constructed area of 317.63 m<sup>2</sup>.

Living area of 255.41 m<sup>2</sup>

Covered floor area of 53.69 m<sup>2</sup>

Sea views

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infinity pool

Jacuzzi

chill-out area

4 bedrooms, 4 bathrooms and 1 toilet

Two parking spaces

Underfloor heating

barbecue

Nueva Andalucía: a haven of peace and tranquillity in the heart of Marbella, which means it is perfect for anyone wanting a quieter life close to the beach.

There are also shops and restaurants on site, as well as amenities such as medical centres, banks and shops.

Many families are attracted by the high quality education on site, with Aloha College, one of the best-regarded international schools; retirees find it an ideal retreat, as do celebrities seeking anonymity.

Golfers have no less than five excellent courses nearby, and there are several sports clubs.

Make the most of this incredible location, as there are around 320 days of sunshine a year, with sunny skies even in winter. Thanks to the Sierra Blanca mountains, the area is protected from cold winds in winter and warm breezes in summer.

Choosing Nueva Andalucía as a residence is a wise choice in every way.