

BROMLEY ESTATES

Marbella



HOUSE 5 BEDROOMS 6.5 BATHROOMS IN NUEVA ANDALUCIA

📍 Nueva Andalucia

REF# BEMR4889767 €4,995,000

BEDS

5

BATHS

6.5

BUILT

420 m²

PLOT

1100 m²

TERRACE

320 m²

Villa situated in the exclusive neighbourhood of Haza del Conde in Nueva Andalucía, exemplifies modern luxury living. Thoughtfully designed and realised under the creative guidance of a renowned architect, this villa seamlessly integrates contemporary aesthetics with the warmth of natural materials. Originally built in 2001 and extensively renovated in 2024, it combines sophistication with timeless appeal.

Occupying an expansive 1100m² plot, the villa offers a substantial built area of 420m², enhanced by 320m² of terraces that provide generous outdoor living spaces. With its south-facing orientation, the villa enjoys abundant natural light throughout the day, complemented by stunning views of the sea, the surrounding golf course, and the mountains. The property's modern façade blends harmoniously with its landscaped surroundings, creating a welcoming yet striking presence.

Spread across three floors, the villa has been designed with comfort and practicality in mind. On the ground floor, the open-plan layout includes a sleek, modern kitchen fitted with high-end Gaggenau appliances, a

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stylish dining area, and a formal living room. An additional bedroom on this level offers flexibility, whether as a guest room or home office.

The first floor is exclusively dedicated to the master suite, offering privacy and luxury. This tranquil retreat features a spacious bedroom, a walk-in wardrobe, and a private terrace that captures panoramic views of the surrounding landscape. The basement level is a space for relaxation and entertainment, housing three well-lit bedrooms with full windows, a private cinema, and a spa area designed for ultimate comfort.

Outdoor living is a standout feature, with expansive terraces on all levels ideal for dining, lounging, or hosting gatherings. The landscaped garden and swimming pool provide a peaceful environment for relaxation, while an automatic irrigation system ensures year-round maintenance with minimal effort.

Located within a gated community, adding a layer of exclusivity and security. Haza del Conde is a highly sought-after residential area, known for its well-maintained streets and high-quality homes, ranging from modern designs to traditional Andalusian-style villas. The neighbourhood offers an enviable blend of privacy and convenience, with excellent access to local amenities.

Golf enthusiasts are well catered for, with the villa situated near renowned courses such as Los Naranjos Golf Club, Real Club de Golf Las Brisas, and Aloha Golf. The beach is also within easy reach, with Playa del Duque offering pristine sands and high-end beach clubs like Ocean Club and Sala Beach for those seeking a lively coastal experience.

Families will appreciate the proximity to some of the Costa del Sol's top international schools, including Aloha College and Swans International School. Shopping and dining options abound, with the nearby Boulevard de la Cala featuring a variety of boutiques, supermarkets, and restaurants. Culinary enthusiasts can explore diverse dining experiences at restaurants such as Restaurante El Gran Gatsby or the innovative Momo Marbella.

Transport links are excellent, with the AP-7 motorway and N-340 coastal road ensuring seamless access to key destinations along the Costa del Sol. Public transport, including the Línea L-79 bus, provides convenient connections to local and regional hubs. For healthcare needs, the highly regarded Hospital Quirón Marbella is just a short drive away, offering comprehensive medical services.

Sports and recreation are a highlight of the area, with facilities like the Manolo Santana Racquets Club providing top-notch tennis and fitness options. The surrounding green spaces and walking trails further encourage an active and healthy lifestyle.

This is more than just a home; it is a refined living experience. With its carefully curated interiors, extensive outdoor spaces, and prime location in Haza del Conde, this property represents the ideal combination of elegance, functionality, and accessibility. It offers not only a residence but also a lifestyle defined by comfort, convenience, and sophistication, making it a remarkable choice for discerning buyers.

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