

# BROMLEY ESTATES

*Marbella*



## LUXURY VILLA FOR SALE IN NUEVA ANDALUCIA, MARBELLA WITH PANORAMIC VIEWS

📍 Nueva Andalucia

REF# BEMV1980 €5,950,000

BEDS

5

BATHS

5

BUILT

648 m<sup>2</sup>

PLOT

1581 m<sup>2</sup>

TERRACE

300 m<sup>2</sup>

Recently refurbished to an exceptional standard, this luxury villa for sale in Nueva Andalucia, Marbella with panoramic views occupies a generous plot within one of the most established residential areas in the Golf Valley. With a south-east orientation, the property enjoys open views, with natural light shaping the interiors throughout the day.

The main living level is arranged around a series of open yet well-defined spaces, where the kitchen, dining area and lounge connect naturally. Floor-to-ceiling openings lead directly onto expansive terraces, creating a strong relationship between the interior and the surrounding landscape. The kitchen is finished with clean, contemporary detailing, incorporating high-specification Siemens appliances and a central island that sits at the centre of the layout. Oak flooring runs throughout, adding warmth and consistency across the interiors. This level also includes a guest bedroom with en suite bathroom and a separate guest toilet.

+34 952 939 460 · [info@bromleyestatesmarbella.com](mailto:info@bromleyestatesmarbella.com) Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

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The layout extends across multiple levels, allowing for both privacy and flexibility. Additional bedroom suites are positioned to offer a greater degree of separation, while a dedicated lower level has been arranged as a leisure and entertainment space. This includes a cinema area, wine cellar, bar, gym and sauna, creating a setting designed for longer stays and everyday use rather than occasional visits.

The main bedroom occupies a more private position within the villa, incorporating a dressing area, double bathroom and direct access to the outdoor spaces. From here, the connection to the terraces and pool area is immediate, reinforcing the overall sense of flow between interior and exterior living.

Outdoor areas are structured across a series of terraces and landscaped zones, designed to take full advantage of the plot and its outlook. A heated saltwater swimming pool sits at the centre of the main terrace, surrounded by open and covered areas for dining, relaxing and entertaining. The garden is both spacious and established, creating a setting that feels private while remaining open to the views.

The setting plays a defining role in how the property is experienced. Positioned within Nueva Andalucia, the villa sits in the heart of the Golf Valley, surrounded by some of the most recognised courses on the coast, including Las Brisas, Aloha and Los Naranjos. Shops, restaurants, schools and everyday amenities are all within walking distance, while Puerto Banus and the coastline are just minutes away. This combination of accessibility and residential character continues to underpin demand in this part of Marbella.

This connection between the setting and the way the spaces are arranged carries through the property, balancing outlook with day-to-day living in Marbella.



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