

# BROMLEY ESTATES

*Marbella.*



## LUXURY VILLA FOR SALE IN NUEVA ANDALUCIA, MARBELLA WITH GOLF AND SEA VIEWS

📍 Nueva Andalucia

REF# BEMV1983 €4,250,000

BEDS

4

BATHS

4

BUILT

224 m<sup>2</sup>

PLOT

911 m<sup>2</sup>

TERRACE

35 m<sup>2</sup>

Elevated within an established residential area, this luxury villa for sale in Nueva Andalucia, Marbella with golf and sea views is defined as much by its setting as by its internal composition. Its unique design is shaped by the slope of the land, forming a series of interconnected levels that link interior spaces with terraces and the pool, while drawing the eye across the surrounding greenery towards the coast.

White-rendered façades, tiled rooflines and curved forms define the exterior, while inside, the palette shifts to warm timber, stone and soft neutral tones. The main living space is arranged as a continuous room, where lounge, dining and kitchen areas align. Bespoke walnut cabinetry integrates storage and a recessed fireplace, establishing a strong horizontal structure, while herringbone oak flooring and fluted detailing add texture without disrupting the flow. Large steel-framed openings draw light into the interior and connect directly to the terraces.

+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 kitchen forms part of this sequence, centred around an island and full-height cabinetry, opening onto an outdoor dining terrace with a built-in cooking area and bar. Sliding doors allow both areas to function as a single environment. Upstairs, the principal suite is defined by a pitched timber ceiling, adding height and warmth, and opens onto a private terrace with the clearest views towards the golf valley and sea. The dressing and bathroom areas are integrated, with stone basins, curved partitions and a walk-in shower forming a cohesive space. Additional bedrooms follow the same approach, with consistent materials, clean lines and carefully positioned openings.

Externally, the villa is defined by a series of layered platforms. The main terrace wraps around the house, leading to the private garden-level swimming pool set alongside a timber pergola structure. This creates a more sheltered zone for relaxation, distinct from the dining and seating areas. Mature planting and perimeter hedging provide privacy, while the elevated position maintains open views across the surrounding landscape. A private garage is incorporated into the overall layout.

Within Nueva Andalucía, one of the most established residential areas of Marbella, the setting combines elevation with immediate access to leading golf courses. Puerto Banus, international schools and a wide range of restaurants are all nearby, supporting a lifestyle that moves easily between residential calm and coastal activity. The area remains consistently in demand, suited to both year-round living and seasonal use.

This villa is defined less by individual features than by how its spaces connect, both internally and with the surrounding landscape, resulting in a home that feels considered, cohesive and built for long-term appeal within Marbella.



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