

# BROMLEY ESTATES

*Marbella*



## HOUSE 6 BEDROOMS 5 BATHROOMS IN NUEVA ANDALUCIA

📍 Nueva Andalucia

REF# R5335720 €4,100,000

BEDS

6

BATHS

5

BUILT

637 m<sup>2</sup>

PLOT

1459 m<sup>2</sup>

Located within an exclusive, fully gated residential community with 24-hour security, this outstanding contemporary villa occupies the largest plot in the development, offering exceptional privacy, generous space, and a prime setting. Set on an expansive 1,456 m<sup>2</sup> plot, the property boasts 637 m<sup>2</sup> of elegant interior living space, thoughtfully designed for refined modern Mediterranean living.

The villa is surrounded by beautifully landscaped gardens and features a private swimming pool, multiple terraces, and a spectacular rooftop solarium with panoramic sea views. These outdoor areas are designed to maximize natural light and sun exposure throughout the day, creating the perfect environment to enjoy stunning sunsets. A stylish bioclimatic pergola, complete with a fully equipped outdoor kitchenette, enhances the outdoor lifestyle, making entertaining and al fresco dining effortless.

Inside, the home offers a bright open-plan layout, seamlessly combining a designer kitchen, dining area, and spacious living room. Floor-to-ceiling windows flood the interiors with natural light while creating a

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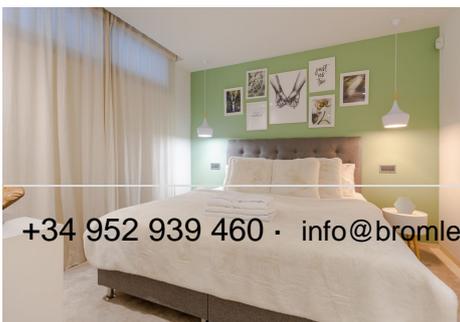
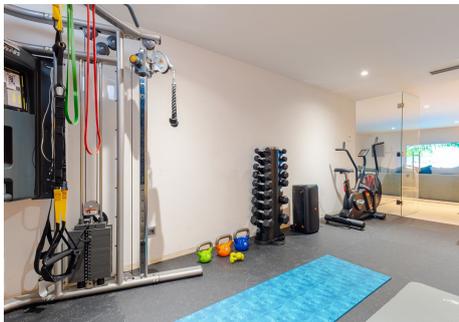
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seamless connection with the outdoor spaces. A private lift connects all levels of the villa, adding both convenience and a touch of luxury.

The property features six spacious bedrooms, one of which is currently used as a home office, offering flexibility for modern living, whether for family life, guests, or remote work. Clean architectural lines, high-quality materials, and neutral tones create a sophisticated, turnkey residence ready to enjoy.

The lower level is dedicated to comfort and entertainment, including a private home cinema, gym, and a functional laundry area. Combining contemporary design, expansive outdoor living, and premium features, this villa presents a unique opportunity as a permanent residence or an exceptional high-end holiday home in one of the most desirable gated communities.



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