



Vrijstaande Villa te koop in Nueva Andalucía, Marbella

2.650.000 €

Referentie: R5299354 Slaapkamers: 7 Plotgrootte: 1.753m² Perceelgrootte: 517m² Terras: 88m²





Costa del Sol, Nueva Andalucía

Two Spacious Bright Villas with Wonderful Mountain & Garden Views set in the heart of in Nueva Andalucía's Golf Valley.

This exceptional property offers two independent villas on a generous 1,753 m² legalised plot. Surrounded by mature gardens and enjoying beautiful mountain and garden views, the estate stands out for its solid construction, generous volumes and welcoming atmosphere. A heated swimming pool and well-kept outdoor areas create an ideal setting for relaxed family living and entertaining. The property is in very good condition, with the option for a light aesthetic update to further enhance its contemporary appeal.

A rare feature of this estate is its versatility. It consists of a main residence and a second fully independent building currently licensed as a medical consultation and office. The entire property is fully legalised and holds a commercial license, offering a unique opportunity to combine residential living, professional use and investment potential in one address.

Main Residence

Designed by a renowned local architect, the main villa combines timeless elegance with a practical multi-level layout that ensures comfort and privacy.

The first level features a kitchen, dining area, living space and guest toilet.

The second level opens into a spacious main lounge leading to a covered terrace with seating and barbecue area, overlooking the garden, heated pool, surrounding mountains and the Marbella skyline.

The third level offers two bedrooms sharing a full bathroom with jacuzzi, plus a dedicated laundry area.

The upper level is devoted to the master suite with en-suite bathroom and dressing room, an additional bathroom and two further bedrooms, one with a covered terrace facing the garden.

Bright interiors, quality materials and thoughtful design make this home ideal for family living or refined residential use.

Separate Villa

The second building spans two levels. It has its own elevator.

The upper floor features an expansive 80 m² living area and a 40 m² office with direct views over the garden and pool.

The lower floor includes a bedroom with full bathroom, a second living room with guest toilet and an additional multipurpose room.

This villa offers outstanding flexibility. It can continue as a professional or wellness space, serve as a guest house, private studio or independent residence. The existing commercial license adds significant value for anyone seeking to live and work from the same property. It can also serve as a rental property.

Outdoor Areas

The exterior is designed for year-round Mediterranean enjoyment. A fully equipped outdoor kitchen, bar and lounge areas, generous dining spaces, mature landscaping and a private heated pool create a relaxed and private environment for family gatherings or entertaining guests.

A distinctive property in Marbella that combines residential character, professional versatility and investment potential. Whether as a family estate with guest accommodation, a private clinic or studio, or a multi-use investment property, this is a rare opportunity in Nueva Andalucía's Golf Valley.



Kenmerken:

Extra's

Overdekt terras
Tillen
Privé Terras
Berging
Dubbele beglazing
Inbouwkasten
Gasten appartement
Bijkeuken
Barbecue
Personeel accommodatie
Kelder

Uitzicht

Mountain Bekeken
Weids
Country Bekeken
Garden Views
Pool Bekeken

Zwembad

verwarmd zwembad
private Pool

Beveiliging

Alarmsysteem

Zonorientatie

Zuidoost Zonoriëntatie

Ligging

Dichtbij golfbaan
Dichtbij scholen

Meubilering

optioneel Furniture

Parkeergelegenheid

private Parking
More Than One

Klimaatbeheersing

Airconditioning
Open haard
Centrale verwarming

Huidige Staat

Goede conditie
Renovatie nodig

Tuin

private Garden

Categorie

Luxe