



## Single-Story Modern Villa

1.650.000 € # RES-47

🛁 4 Baths

🛏 4 Beds

🏠 291 m<sup>2</sup>

🏗 0 m<sup>2</sup>

➤ Southwest

Remember that we have access to all properties on the market!



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lucky@luckysol.eu

[View on website](#)



This modern villa is located in the sought-after area of Nueva Andalucía, Marbella and offers a perfect blend of luxury, privacy, and convenience. Recently renovated, this Andalusian property is nestled amidst elite golf courses, fine dining restaurants, and boutique shops, ensuring that everything you need is within easy reach.

## Property Overview:

It spans 291 m<sup>2</sup> of built space on a 453 m<sup>2</sup> plot, boasting four bedrooms and four bathrooms, including a separate guest house. The villa features an open-plan living and kitchen area, showcasing luxurious materials like Italian stone and high-end finishes. The heart of the home is designed for comfort and style, creating a seamless indoor-outdoor lifestyle.

One of the villa's highlights is the master suite, which includes a bespoke U-shaped marble sink and direct access to the heated pool and barbecue area, making it easy to enjoy outdoor living. The outdoor spaces are as impressive as the interiors, with a beautifully landscaped garden enhanced by LED lighting, a heated pool with an automatic drainage system, and a pergola-covered dining area. The garden features a charming lemon tree and lush greenery, perfect for relaxation.

## Outdoor Features:

- Heated swimming pool with an automatic drainage system.
- Pergola-covered dining area with a barbecue and wine fridge, ideal for entertaining.
- Landscaped garden with LED lighting and lush greenery, including a lemon tree.

## Additional Amenities:


- Heated floors throughout the villa.
- Comprehensive indoor and outdoor sound system.
- Tinted mirror glass windows for enhanced privacy.
- Wooden garage door with space for two cars.
- Separate laundry room.
- Italian and French furnishings, adding a sophisticated touch.


[Read more](#)

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# Amenities




 Services

 Features

 Location

## Total Purchase Costs

Get a complete understanding of your property purchase costs. Our breakdown covers the property price and all associated fees.

 Property Price	1.650.000 €
 Property Transfer Tax (7%) ⓘ	115.500 €
 Lawyer Fees (1%) ⓘ	16.500 €

[Go to Mortgage Calculator](#)

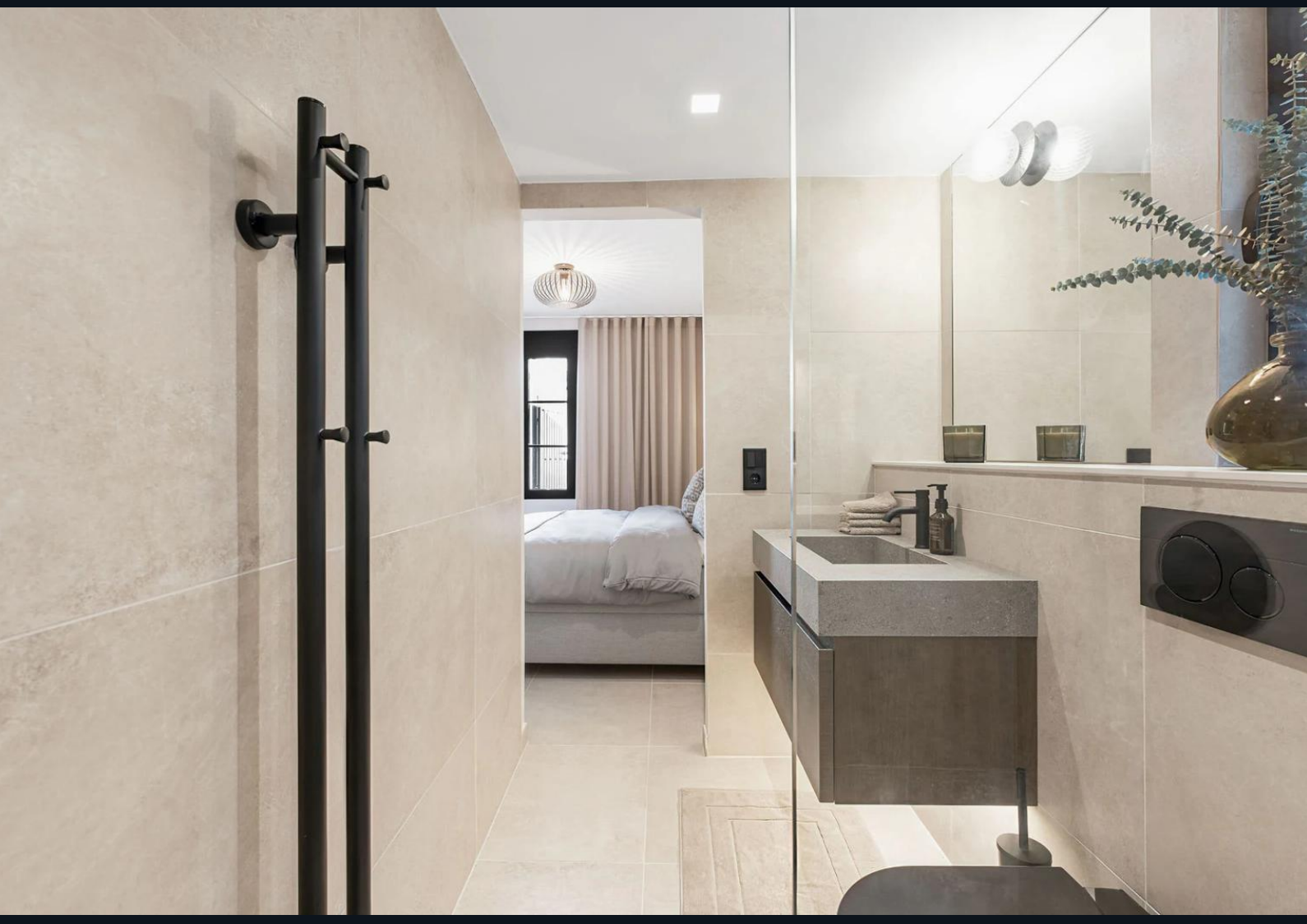








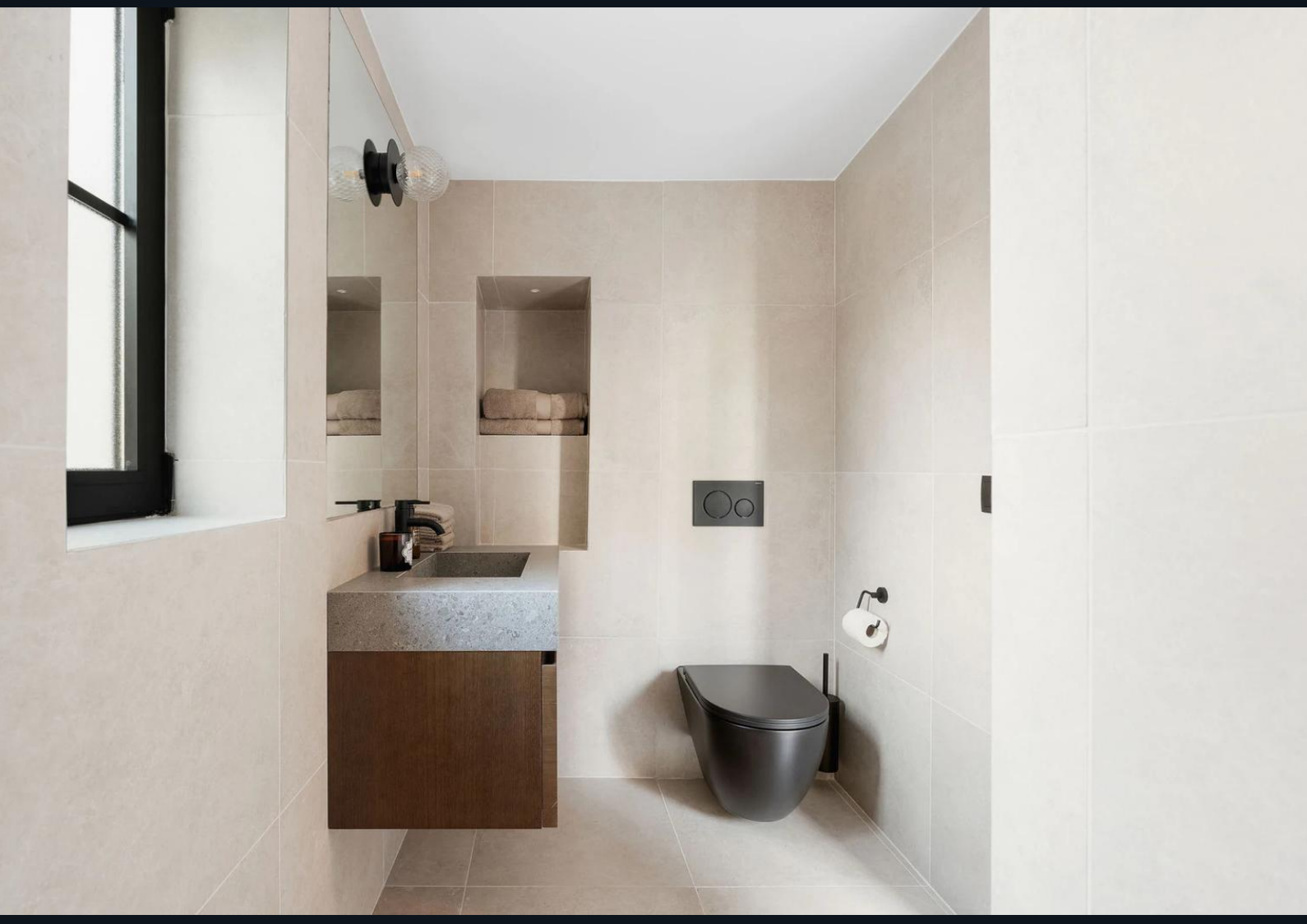












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