



Spacious. Family-friendly. Contemporary Andalusian charm.

Set in Nueva Andalucía, this villa blends traditional Andalusian architecture with sleek, minimalist interiors. Designed for family living, this bright and spacious home unfolds across three levels, featuring a muted palette, natural stone bathrooms, and wood accents that add warmth and texture.

The ground floor features an open-plan living area with a fireplace, seamlessly connected to a Siemens-equipped kitchen with a central island. Floor-to-ceiling windows open onto a covered terrace with a dining and chill-out area, leading to the pool, barbecue, and an al fresco dining pergola at the far end of the garden. This level also includes a guest room with an en-suite bathroom, an additional bedroom, a laundry room, and a glass-ceilinged gym that welcomes natural light.





Upstairs, the master suite enjoys open views and direct access to a shared terrace with the second bedroom. A third bedroom and a spacious bathroom complete this floor. The top level offers a sixth bedroom with two private terraces, one facing the front and another overlooking the garden.

Located in a gated community with 24-hour security, this villa offers a communal pool, private parking, and proximity to top schools, golf courses, the beach, and Puerto Banús.

Additional features include a sauna, electric blinds, fitted wardrobes, an alarm system, and surveillance cameras. A perfect home for families looking for space, privacy, and effortless indoor-outdoor living.

4.250.000 €

BEDS	6
BATHS	4
BUILT	369 m <sup>2</sup>
PLOT	700 m <sup>2</sup>
COMM FEES	413 € / month
IBI	1.611 € / Year
GARBAGE TAX	139 € / Year





CLOSE TO GOLF  
GATED COMMUNITY  
OPEN PLAN KITCHEN  
FIREPLACE  
PRIVATE POOL  
SAUNA  
OUTDOOR GYM  
AMENITIES NEAR











































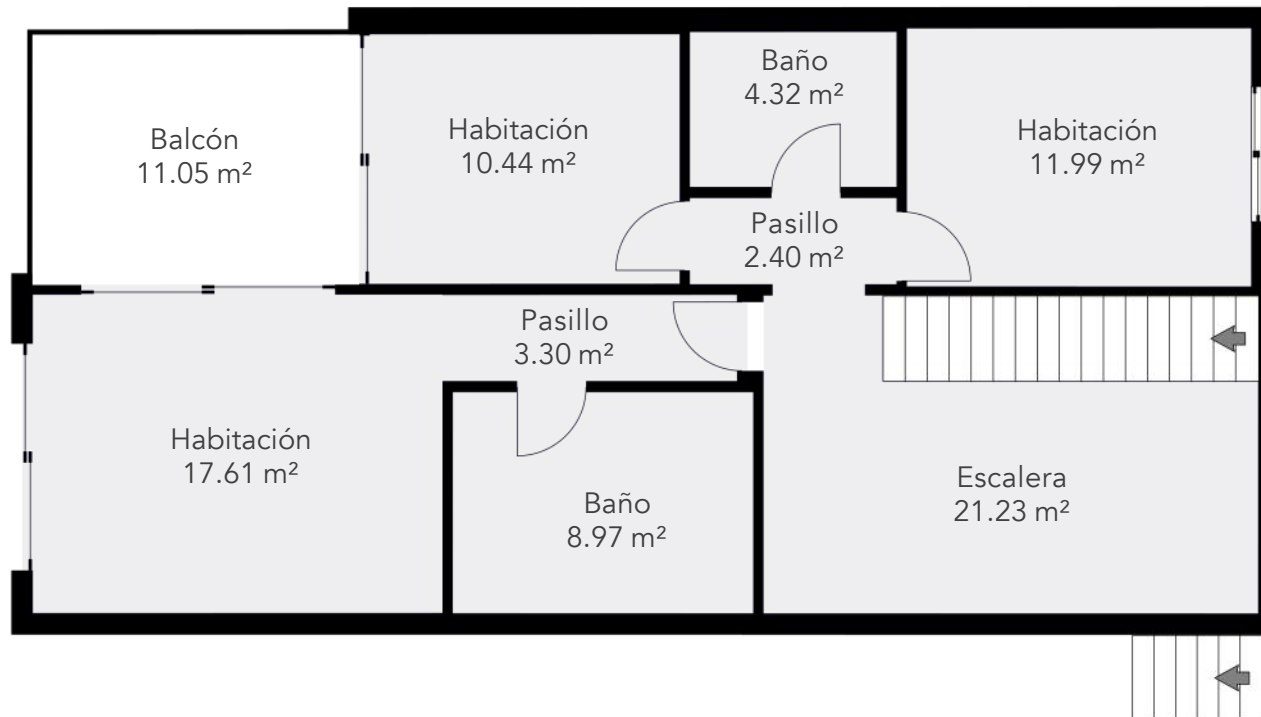
VILLA ALBA

GROUND FLOOR



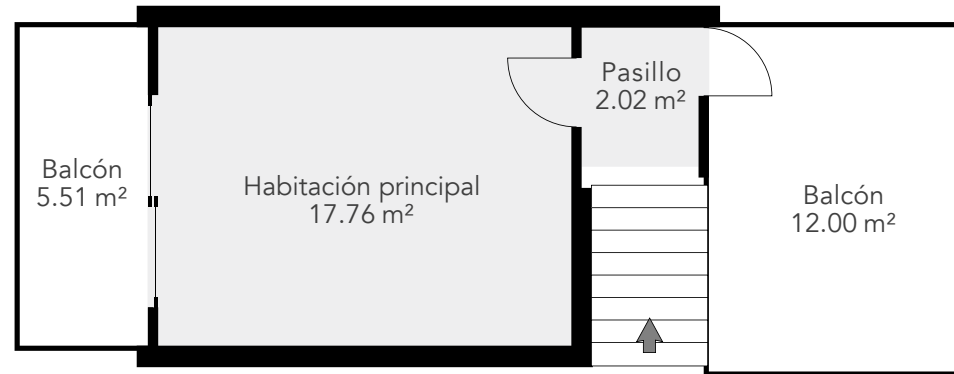
VILLA ALBA

FIRST FLOOR



VILLA ALBA

SECOND FLOOR





## **Nueva Andalucía,** the Golf Valley of Costa del Sol.

Lodged in the picturesque valley known as The Golf Valley—home to world-renowned courses—Nueva Andalucía is an exclusive residential area. The landscape blends rolling hills, lush greenery, palm-lined streets, and carefully groomed fairways, all framed by stunning views of the iconic La Concha Mountain. Broad avenues, wide sidewalks, and designated walking paths enhance its family-friendly charm and suitability for leisurely strolls. Just a 5-minute drive from Puerto Banús and steps from vibrant spots like Centro Plaza and Marbella Arena-Auditorium, it is a highly sought-after location on the Costa del Sol.