



**Property type :** Detached Villa

**Location :** Nueva Andalucía

**Bedrooms :** 4

**Bathrooms :** 4

**Swimming pool :** Private

**Garden :** Private

**Parking :** Open private parking

**House area :** 330 m<sup>2</sup>

**Plot area :** 1121 m<sup>2</sup>

✓ Close to golf

✓ Terrace

✓ Close to sea

✓ Utility room

Discover Villa Leones, a beautifully reformed property nestled in the prestigious area of Nueva Andalucía. Located just a short 5-minute drive from the highly sought-after amenities of Puerto Banús and the surrounding area, this villa offers a unique combination of modern luxury living and the warmth of a true home.

#### Entrance Level

As you enter Villa Leones, you are greeted by an inviting, open-concept design. To your left, a spacious kitchen and dining area beckon, while to your right, a generous lounge space awaits. Both areas seamlessly flow out to the terraces and expansive garden, providing stunning views of the surrounding area.

#### First Floor

Upstairs, Villa Leones offers three additional bedrooms, each complete with its own ensuite bathroom. The master bedroom suite boasts a large terrace where you can relax and soak in breathtaking sea views, offering a tranquil retreat after a day of exploring the wonders of Nueva Andalucía.

#### Location

Situated in the heart of Nueva Andalucía, Villa Leones offers unparalleled convenience and access to the best of Marbella living. With prestigious schools, world-class golf courses, fine dining restaurants, and chic boutiques just a short drive away, this villa provides the perfect blend of luxury and lifestyle. Whether you seek relaxation, entertainment, or adventure, Villa Leones is your gateway to the ultimate Mediterranean experience.

#### Furniture package

An optional furniture package as seen in the renders is priced at 140,000€



