



**Property type :** Detached Villa

**Location :** Nagüeles

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Private

**Orientation :** West

**House area :** 286 m<sup>2</sup>

**Plot area :** 569 m<sup>2</sup>

✓ Fireplace

✓ White goods

✓ Lift

✓ Partially furnished

✓ Terrace

✓ Barbecue



## Charming Andalusian-Style Villa in the Prestigious Golden Mile of Marbella

Nestled in one of the most coveted areas of Marbella's Golden Mile, this exquisite Andalusian-style villa offers the perfect blend of elegance, comfort, and tranquility. Located in a serene and highly sought-after neighborhood, this spacious dream home is adorned with delightful details, ensuring a luxurious yet welcoming lifestyle.

### \*A Home Designed for Comfort and Elegance

Set amidst a beautifully landscaped garden, the property boasts a stunning pool and a delightful barbecue area, perfect for entertaining or enjoying leisurely days under the sun. Thanks to its ideal west-facing orientation, the villa enjoys abundant afternoon sunlight, while its various terraces provide breathtaking views of the garden, mountains, and the sparkling Mediterranean Sea.

### \*The villa spans two thoughtfully designed floors:

#### Main Floor:

- Welcoming Entrance Hall: Opens to an expansive living area.
- Living and Dining Spaces: A spacious TV lounge and sitting area with a charming fireplace flow seamlessly into the dining area. These spaces have direct access to a generous porch offering serene views of the garden and pool.
- Fully Equipped Kitchen: Spacious and outfitted with modern appliances to meet all culinary needs.
- Bedrooms:
  - o The master bedroom features an ensuite bathroom and a private dressing area.
  - o A second bedroom includes a fitted wardrobe.
- Bathrooms:
  - o The ensuite master bathroom is complemented by a second luxurious bathroom with a hydromassage bathtub.

#### Upper Floor:

- Two Additional Bedrooms:
  - o One bedroom includes a dressing area and access to a large, L-shaped terrace with panoramic garden, mountain, and sea views.
  - o The second bedroom offers charming garden views and features a fitted wardrobe.
- Bathroom: A well-appointed shared bathroom with a bathtub.

### \*Outdoor Spaces

The villa's exterior is a sanctuary of natural beauty, meticulously maintained to provide a relaxing ambiance year-round:

- Ample Parking: An automatic gate leads to a driveway accommodating two large vehicles.
- Two Porches: One overlooks the pool and barbecue area, while the other connects to a secondary entrance.
- Lush Gardens and Pool Area: A haven of tranquility, ideal for relaxation or hosting gatherings.
- Barbecue Zone: Strategically located by the pool for easy entertaining.

### \*Conveniences

This exceptional property is equipped with modern amenities, including:

- Central heating for year-round comfort.
- Solar panels for efficient hot water supply.
- Ceiling fans for cooling during warmer months.

### \*Prime Location

Situated in a prestigious and peaceful enclave of Marbella's Golden Mile, the villa offers effortless access to main roads, nearby services, and leisure activities. Whether you seek tranquility or vibrant city living, this home delivers the best of both worlds.

Don't miss this rare opportunity to own a piece of Andalusian charm in one of Marbella's most desirable locations. Contact us today for more details or to schedule a viewing.

The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses.

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