



## Two Spacious Bright Villas with Wonderful Mountain & Garden Views in Nueva Andalucia's Golf Valley

Price: 2,500,000 €

Reference1: LS50175   Bedrooms: 7   Bathrooms: 7   Plot Size: 1,753m<sup>2</sup>   Build Size: 517m<sup>2</sup>   Terrace: 88m<sup>2</sup>





## Location: Nueva Andalucía

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

This exceptional property offers two independent villas on a generous 1,753 m<sup>2</sup> 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 m<sup>2</sup> living area and a 40 m<sup>2</sup> 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.

## Features:

Features	Orientation	Climate Control
Covered Terrace	South East	Air Conditioning
Lift		Fireplace
Private Terrace		Central Heating



Storage Room  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Guest Apartment  
Barbeque  
Staff Accommodation  
Basement

**Views**  
Mountain Views  
Panoramic Views  
Country Views  
Garden Views  
Pool Views

**Pool**  
Heated Pool  
Private Pool

**Security**  
Alarm System

**Setting**  
Close To Golf  
Close To Schools

**Furniture**  
Optional

**Parking**  
Private  
More Than One

**Condition**  
Good  
Renovation Required

**Garden**  
Private Garden

**Category**  
Luxury