

PARCELAS DEL GOLF, NUEVA ANDALUCIA



bedrooms **6** bathrooms **4** built m² **369** plot m² **700**

VILLA ALBA – MODERN ANDALUSIAN VILLA IN NUEVA ANDALUCÍA

Villa Alba is a refined six-bedroom residence located in one of the most desirable gated communities in Nueva Andalucía. Thoughtfully blending traditional Andalusian architectural elements with clean, minimalist interiors, this villa offers a warm, inviting layout ideally suited for family living and effortless entertaining.

Spread across three well-designed levels, the villa offers approximately 482 square metres of built space and sits on a generous plot of over 1,200 square metres. The interiors feature a calming neutral palette, natural stone bathrooms, and wooden finishes that bring texture and a sense of timeless elegance.

The ground floor functions as the social heart of the home. An open-plan living area is anchored by a fireplace and seamlessly flows into a modern kitchen ...

community **413 €** month garbage **139 €** year IBI **1.611 €** year for sale **4.250.000 €**







Parcelas del Golf, Nueva Andalucia

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The ground floor functions as the social heart of the home. An open-plan living area is anchored by a fireplace and seamlessly flows into a modern kitchen fitted with Siemens appliances and a central island. Floor-to-ceiling sliding glass doors open the entire space to the outdoors, connecting the interior with a covered terrace that includes a dining and relaxation area. Beyond this, the private garden features a well-sized pool, a dedicated barbecue corner, and a pergola-covered dining space—ideal for warm evenings and weekend gatherings.

Also on the ground floor, two bedrooms offer flexibility for guest accommodation or home office use. One of these includes an en-suite bathroom, while the other is located adjacent to a full guest bathroom. A laundry room adds practicality, and a fully equipped gym sits beneath a glass ceiling, ...

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|---------------|------------------------------------|-----------------|----------------|-------------------------|-------------|
| Reference | 620357 | Beds | 6 | Built m ² | 369 |
| Type | Villa | Baths | 4 | Interior m ² | --- |
| Location | Parcelas del Golf, Nueva Andalucía | En-suite Baths | --- | Terrace m ² | --- |
| | | Guest Toilets | --- | Plot m ² | 700 |
| | | Pax | --- | | |
| Pool | Private | Community | 413 € / month | Levels | --- |
| Garden | Private | Garbage | 139 € / year | Floor | --- |
| Garage | Private | IBI | 1.611 € / year | Orientation | South |
| Parking slots | --- | Construct Year | 1990 | EPC | In Progress |
| | | Renovation year | 2021 | | |

For sale

4.250.000 €

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

allowing natural light to pour in and enhancing the feeling of openness.

The first floor hosts three additional bedrooms, including the principal suite which enjoys open views and access to a spacious terrace shared with one of the secondary bedrooms. Each room is outfitted with fitted wardrobes, and the bathrooms are designed with quality materials and clean lines to complement the home's contemporary style.

At the top of the house, the sixth bedroom enjoys its own level of privacy, complete with two terraces—one facing the garden and another with mountain-facing views—making it ideal for a teenager, live-in staff, or long-term guests.

Villa Alba is situated within a private, gated community that offers round-the-clock security and access to shared amenities including a communal swimming pool and paddle tennis courts. The home itself includes private parking and is equipped with modern comforts such as air conditioning, underfloor heating throughout, electric blinds, and a fully integrated alarm and surveillance system for peace of mind.

Its location in Nueva Andalucía puts residents just minutes from a selection of renowned golf courses such as Las Brisas, Aloha Golf, and Los Naranjos. International schools including Aloha College and Laude San Pedro International College are within easy reach, making this an attractive option for families. The beach and Puerto Banús are less than ten minutes by car, offering quick access to Marbella's top dining, shopping, and leisure venues. The nearby Avenida del Prado and Centro Plaza offer convenient shopping and wellness services, while the AP-7 motorway ensures smooth travel along the Costa del Sol and to Málaga Airport.

Combining architectural charm, functional design, and a prime residential setting, Villa Alba is an ideal home for those seeking both lifestyle and location. Whether used as a primary residence or as a secure holiday retreat, the property delivers on space, privacy, and the ability to enjoy the Marbella climate all year round.