

## NUEVA ANDALUCIA, MARBELLA



bedrooms **4** bathrooms **4** built **366** plot **1.006**  
m<sup>2</sup> m<sup>2</sup>

### VILLA TUCAN - IN MARBELLA'S PRESTIGIOUS GOLF VALLEY, NUEVA ANDALUCIA

Villa Tucan in Nueva Andalucía is an example of luxurious living, set in the prestigious Golf Valley. This property represents an harmonious blend of contemporary design and Andalusian tradition, boasting a total built area of 366 square metres spread across three impeccably designed floors. This stunning villa comprises four spacious bedrooms, each with its own ensuite bathroom, and a guest toilet, offering both comfort and privacy for its residents.

Upon entering, the ground floor greets you with a luminous and open-plan living area that flows effortlessly into a state-of-the-art kitchen. The design prioritises connectivity, making it an ideal space for family interactions or entertaining guests. This level also accommodates three generously sized bedrooms, each offering an inviting ...

community **246 €** garbage **93 €** ibi **2.128 €** for sale **2.495.000 €**  
month year year









Nueva Andalucia, Marbella

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Upon entering, the ground floor greets you with a luminous and open-plan living area that flows effortlessly into a state-of-the-art kitchen. The design prioritises connectivity, making it an ideal space for family interactions or entertaining guests. This level also accommodates three generously sized bedrooms, each offering an inviting retreat. The upper loft provides a versatile space currently used as an office and TV room. This area, with its direct terrace access, offers potential for conversion into a fifth bedroom, allowing the villa to adapt seamlessly to changing needs.

The lower-ground level extends the villa's flexibility with an expansive basement. Here, a large bedroom is complemented by a spacious laundry area, which could be reimaged as a home cinema or a gym, catering to various lifestyle aspirations. Every aspect of this home has been thoughtfully designed to enhance living comfort, with high ceilings, traditional wooden beams, and Schüco windows that flood the interiors with natural light while ...

Reference	580702	Beds	4	Built m <sup>2</sup>	366
Type	Villa	Baths	4	Interior m <sup>2</sup>	---
Location	Nueva Andalucia, Marbella	En-suite Baths	4	Terrace m <sup>2</sup>	---
		Guest Toilets	---	Plot m <sup>2</sup>	1.006
		Pax	---		
Pool	Private	Community	246 € / month	Levels	3
Garden	Private	Garbage	93 € / year	Floor	---
Garage	Private	IBI	2.128 € / year	Orientation	South/East
Parking slots	3	Construct Year	---	EPC	In Progress
		Renovation year	---		

For sale

**2.495.000 €**

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.

offering breathtaking views of La Concha mountain and the neighbouring golf course.

Externally, Villa Tucan is equally impressive. The outdoor area features a heated swimming pool and a well-appointed BBQ area, set within beautifully landscaped gardens. These spaces are perfect for alfresco dining and entertaining, all within the backdrop of the tranquil Golf Valley. Additionally, the property includes secure parking options with a garage and extra driveway space, ensuring convenience for homeowners and their guests.

Nueva Andalucía, is one of the most sought-after neighbourhoods on the Costa del Sol, renowned for its serene environment and upscale residential offerings. The area is known as "Golf Valley" due to its proximity to world-class golf courses, including Los Naranjos Golf Club, Las Brisas Golf Club, and Aloha Golf Club. This makes it a prime destination for golf enthusiasts who value convenience and accessibility.

Beyond golf, Nueva Andalucía offers a vibrant lifestyle enriched with a plethora of amenities. Culinary options are diverse, with celebrated venues like Breathe Marbella, known for its eco-conscious dining and rooftop views, and La Sala Banus, which delivers a blend of entertainment and gourmet experiences. The nearby Centro Plaza shopping centre hosts chic boutiques and cafés, while the luxury retail haven of Puerto Banús is just a short drive away, offering high-end shopping and marina-side dining.

For families, Nueva Andalucía ensures a comprehensive living experience with reputable educational institutions such as Aloha College, catering to children from primary to pre-university levels. The neighbourhood is also well-connected, with efficient bus services linking it to Marbella's town centre and the broader Costa del Sol. The AP-7 motorway further enhances connectivity, making regional travel effortless.

In essence, Villa Tucan is not merely a home; it is an invitation to a sophisticated Marbella lifestyle. Its strategic location in Nueva Andalucía combines tranquility with the vibrancy of an active community, making it an exceptional choice for families, professionals, or anyone seeking a luxurious retreat with seamless access to the best of Southern Spain.