

# NUEVA ANDALUCIA, MARBELLA



bedrooms **7** bathrooms **8** built **1.133** <sub>m<sup>2</sup></sub> terrace **250** <sub>m<sup>2</sup></sub> plot **3.140** <sub>m<sup>2</sup></sub>

## VILLA ZANALITA - MANSION WITH PANORAMIC VIEWS IN NUEVA ANDALUCIA

Ideally located in the heart of Nueva Andalucia, this impressive luxury mansion represents classic Andalusian charm. Spanning a unique and expansive elevated plot of over 3000m<sup>2</sup>, it boasts 7 bedrooms and 8 bathrooms, with 5 being en-suite. The property offers breath-taking panoramic views, stretching from the renowned Golf Valley to the distant shores of the Mediterranean Sea, Africa, and beyond.

The mansion's south-east facing orientation is nothing short of spectacular. It not only captures the essence of the Estate but also ensures sunshine throughout the day.

Upon entering, the grand foyer provides a glimpse of what's to come, leading to a spacious living room adorned with floor-to-ceiling sliding doors. These open onto outdoor seating, dining, and BBQ areas, making it an ideal ...

community -- month garbage **180 €** <sub>year</sub> ibi **5.800 €** <sub>year</sub> for sale **5.850.000 €**









Nueva Andalucia, Marbella

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Upon entering, the grand foyer provides a glimpse of what's to come, leading to a spacious living room adorned with floor-to-ceiling sliding doors. These open onto outdoor seating, dining, and BBQ areas, making it an ideal setting for relaxation, entertainment, and soaking in the Andalusian sunshine. Adding to the exterior charm is a large swimming pool, accentuated by a fountain feature and set amidst mature, sprawling gardens.

Functionality meets luxury in the mansion's ergonomically designed kitchen, fitted with top-tier appliances and custom cabinetry. Beyond the kitchen, the mansion reveals a formal dining room, private cinema, family room, and a well-equipped gymnasium.

The bedrooms are a haven of comfort - spacious, high-ceilinged, and each featuring en-suite bathrooms. The master suite, along with two bedrooms on the top floor, come with the added luxury of private dressing rooms and expansive terraces that offer unparalleled panoramic views. Furthermore, the practicality of a laundry room in the basement, complete with a service chute, allows for direct laundry delivery from the top floor.

The estate is not just limited to the main house. It also houses two fully-fitted, self-contained apartments. The first, located in an independent annex, boasts a contemporary kitchen that opens to a terrace with garden views, a cosy sitting room, and a master suite equipped with an en-suite ...

Reference	471623	Beds	7	Built m <sup>2</sup>	1.133
Type	Villa	Baths	8	Interior m <sup>2</sup>	1.000
Location	Nueva Andalucia, Marbella	En-suite Baths	5	Terrace m <sup>2</sup>	250
		Guest Toilets	---	Plot m <sup>2</sup>	3.140
		Pax	---		
Pool	Private	Community	---	Levels	3
Garden	Private	Garbage	180 € / year	Floor	---
Garage	Private	IBI	5.800 € / year	Orientation	South
Parking slots	15	Construct Year	2001	EPC	In Progress

For sale

**5.850.000 €**

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.

bathroom and dressing area. This annex is strategically positioned above the closed garaging that can accommodate 2 to 3 cars and a golf buggy.

The second apartment, ideal for extended family or staff, is a two-bedroom space situated on the basement floor of the main house. It offers a lounge, bathroom, and a functional kitchen.