

Villa Vera

## VILLA VERA

Golf views. La Concha as a backdrop. Designed for family living.

Set in Nueva Andalucía, this southwest-facing, five-bedroom villa blends Andalusian charm with modern comfort. Fully renovated, it captures natural light throughout the day, offering expansive terraces, a private pool, and lush green surroundings. Upstairs, the bedrooms enjoy open views of the golf course, enhancing the sense of space and tranquility.

The open-plan kitchen and living area extend seamlessly to a covered terrace with an outdoor kitchen and pergola—perfect for al fresco dining. Upstairs, the master suite enjoys a private terrace with a jacuzzi under the stars, while three more bedrooms keep the family close. Two additional rooms on the entry level include a flexible space, ideal as a kids' room or office.





The lower level is a spacious open-plan area, offering room for a ping pong table, foosball, and a TV lounge, creating a versatile space for relaxation or entertainment. A climate-controlled wine cellar sits alongside this space. The garage has been reimagined as a gym, though it can still function as a garage if preferred. Outside, a small basketball court.

Underfloor heating, a garage, and extra parking complete this well-thought-out home. A family-friendly villa and a strong rental investment where life flows effortlessly.

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3.495.000 €

BEDS	5
BATHS	4
BUILT	378 m <sup>2</sup>
PLOT	1126 m <sup>2</sup>
COMM FEES	83 € / month
IBI	1960€ / Year
GARBAGE TAX	278€ / Year







## FEATURES

CLOSE TO GOLF  
HEATED POOL  
JACUZZI  
BARBEQUE  
OPEN PLAN KITCHEN  
UNDERFLOOR HEATING  
WINE CELLAR  
FIREPLACE  
PRIVATE GARAGE  
AMENITIES NEAR



























## VILLA VERA

GOLF VIEWS, SUNLIT TERRACES, AND SPACES TO ENJOY—VILLA VERA IS DESIGNED FOR RELAXED LIVING, WHERE EVERY DETAIL INVITES YOU TO UNWIND AND SHARE SPECIAL MOMENTS.

































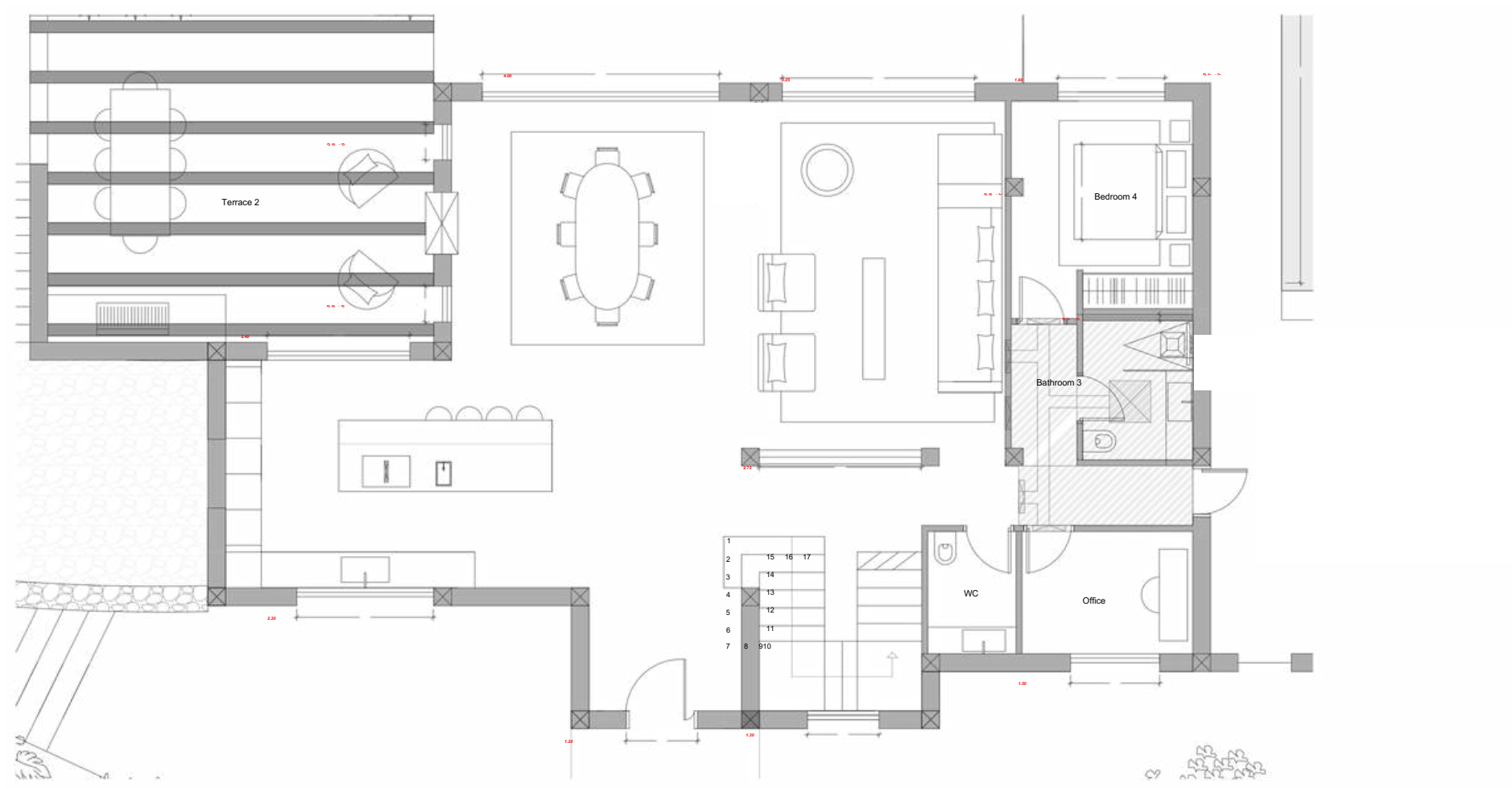






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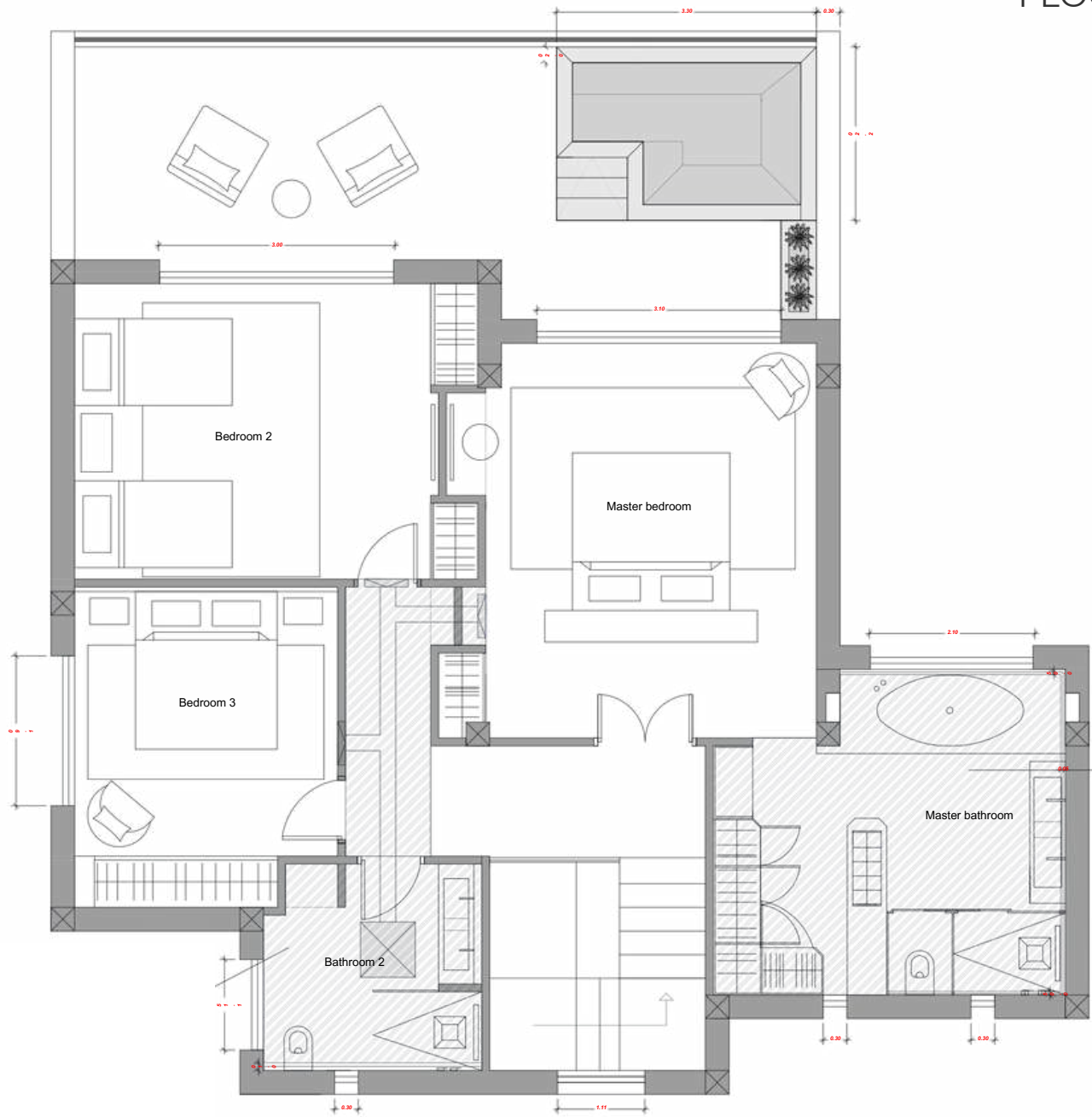
FLOOR PLAN





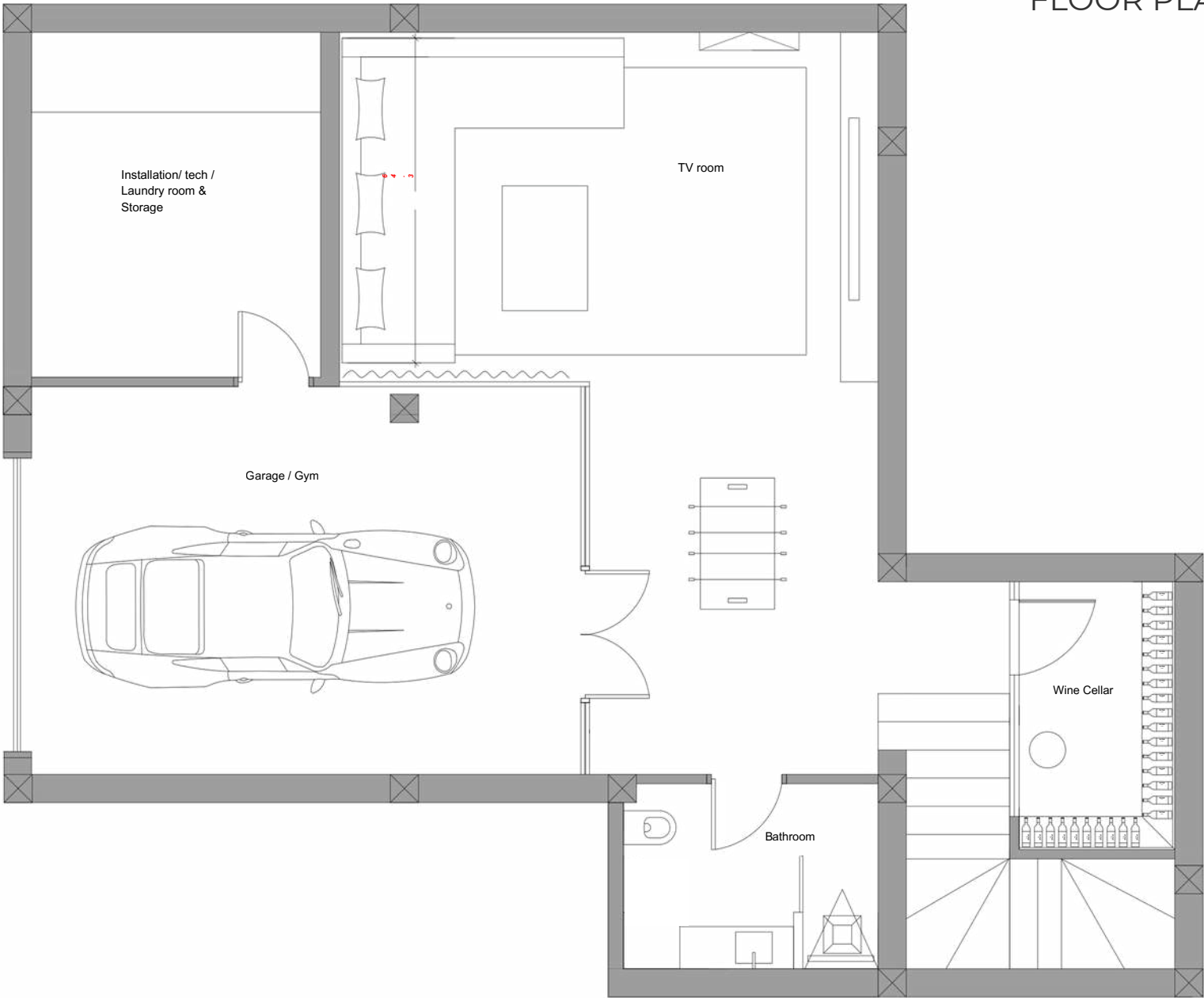
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## Nueva Andalucía, the Golf Valley of Costa del Sol.

Lodged in the picturesque valley known as The Golf Valley—home to world-renowned courses—Nueva Andalucía is an exclusive residential area. The landscape blends rolling hills, lush greenery, palm-lined streets, and carefully groomed fairways, all framed by stunning views of the iconic La Concha Mountain. Broad avenues, wide sidewalks, and designated walking paths enhance its family-friendly charm and suitability for leisurely strolls. Just a 5-minute drive from Puerto Banús and steps from vibrant spots like Centro Plaza and Marbella Arena-Auditorium, it is a highly sought-after location on the Costa del Sol.

