

## Villa for sale in Nueva Andalucía, Costa del Sol

4 Bedrooms | 3 Bathrooms | 103 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 1,397 IBI | € 185 Rubish tax | € 540 Community fees



### Property Description

Nestled in the heart of Nueva Andalucía, Atalaya de Río Verde stands as one of the area's most prestigious residential enclaves, offering an exclusive, serene, and secure setting just minutes from the vibrant allure of Puerto Banús. This exceptional villa, meticulously renovated in 2023 to the highest standards, embodies a modern Mediterranean aesthetic enriched with Boho Chic Ibiza touches, seamlessly blending warm wood accents, sleek ceramics, and luxurious details to create an inviting yet sophisticated atmosphere. The expansive open-plan living and dining areas flow effortlessly into the outdoors, connecting to stylish al fresco spaces perfect for entertaining, while the contemporary kitchen complements the home's elegant design. Accommodation comprises a master suite with a lavish en-suite bathroom and ample wardrobe space, three additional bedrooms—one with its own en-suite—and a guest bathroom, alongside a convenient cloakroom. Every window is fitted with mosquito nets, and the home features a climate control system and a comprehensive interior and exterior security alarm. Outside, beautifully landscaped communal gardens with towering palms frame two swimming pools, while private terraces offer dining, barbecue, and tranquil chill-out zones for ultimate relaxation. Ideally located near golden beaches, fine dining, designer boutiques, and some of the Costa del Sol's most prestigious golf courses,

including Real Las Brisas, Aloha, and Los Naranjos.

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