



Nueva Andalucia, Marbella  
La Hacienda

bedrooms **6**    bathrooms **6**    built <sub>m<sup>2</sup></sub> **603**    terrace <sub>m<sup>2</sup></sub> **342**    plot <sub>m<sup>2</sup></sub> **2.209**



community **261 €** month    garbage **278 €** year    IBI **4.406 €** year    for sale **10.850.000 €**

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.

## Nueva Andalucia, Marbella

### La Hacienda

A refined villa in Nueva Andalucía with a family focused layout, multiple living zones, and standout features including a sunken poolside lounge with bar, bespoke kitchen, private spa, gym, and home office.

Designed by Puroform, La Hacienda leans into a quieter form of presence. French provincial influence is evident but controlled, with classical proportions and covered porches that introduce shade without closing the space. Terraces are layered rather than expansive for the sake of it, creating defined areas for dining and informal use. The sunken lounge beside the pool, complete with a custom bar, anchors the outdoor setting and shifts naturally from daytime to evening.

Inside, the approach is consistent. A custom designed kitchen prioritises usability without losing clarity in design. The open plan living and dining area is composed rather than decorative, with a restrained palette and subtle timber detailing. Ceiling height adds volume, while direct terrace access keeps movement between spaces uninterrupted. The result is a house that feels open but not exposed.

Beyond the main living areas, the property is equipped for day to day use without compromise. A dedicated home office, private spa, and fully equipped gym are integrated into the layout, not treated as afterthoughts.

Positioned in Nueva Andalucía, the setting remains practical. Golf courses, international schools, and access to Puerto Banús are all within immediate reach, offering convenience ...

|               |                           |                 |                |             |             |
|---------------|---------------------------|-----------------|----------------|-------------|-------------|
| Reference     | 685880                    | Beds            | 6              | Built m²    | 603         |
| Type          | Villa                     | Baths           | 6              | Interior m² | 603         |
| Location      | Nueva Andalucia, Marbella | En-suite Baths  | ---            | Terrace m²  | 342         |
|               |                           | Guest Toilets   | 3              | Plot m²     | 2.209       |
|               |                           | Pax             | ---            |             |             |
|               |                           |                 |                |             |             |
| Pool          | Private                   | Community       | 261 € / month  | Levels      | 3           |
| Garden        | Private                   | Garbage         | 278 € / year   | Floor       | ---         |
| Garage        | Carport                   | IBI             | 4.406 € / year | Orientation | South/West  |
| Parking slots | 4                         | Construct Year  | 1990           | EPC         | In Progress |
|               |                           | Renovation year | 2024           |             |             |

For sale

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without drawing attention away from the home itself.

For someone looking for a residence with structure, privacy, and considered design, La Hacienda is worth viewing in person.























