

## Detached Villa for sale in Nueva Andalucía, Marbella

**3,590,000 €**

Reference: R3943270 Bedrooms: 4 Bathrooms: 6 Plot Size: 1,009m<sup>2</sup> Build Size: 659m<sup>2</sup> Terrace: 148m<sup>2</sup>



## Costa del Sol, Nueva Andalucía

Project of three unique villas, designed on a single floor plus basement, next to Los Naranjos Golf, in the heart of the Golf Valley, Nueva Andalucía, Marbella.

This villa will have 659 m<sup>2</sup> built on a plot of more than 1,000 m<sup>2</sup>, with 455 m<sup>2</sup> of interior and 148 m<sup>2</sup> of terraces.

On one floor we find five bedrooms, all with en suite bathrooms and the main one with a dressing room, as well as a guest toilet, living room with open kitchen, fully equipped with Neff appliances, porcelain stoneware floors, ethanol fireplace, home automation, etc. .

The property has air conditioning by air therm and underfloor heating throughout the house, manageable per stay.

The basement has a laundry room and storage areas, as well as a large area of 125 m<sup>2</sup> that will be customized to suit the buyer: gym, cinema room, wine cellar, games room, etc.

Two parking spaces complete the basement.

The gardens will have a saltwater pool, a chill out area with a winter fire, as well as an organic garden to grow your own food.

Located two minutes from Los Naranjos Golf, 5 minutes from Las Brisas Golf and 7 minutes from Aloha Golf and all the services of Nueva Andalucía. 10 minutes from Puerto Banús and the beach.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Fitted Wardrobes  
Solarium  
Gym  
Utility Room  
Barbeque  
Domotics

### Views

Garden  
Pool

### Pool

Private

### Security

Alarm System  
Electric Blinds  
Entry Phone

### Orientation

South

### Setting

Close To Golf  
Close To Port  
Close To Shops  
Close To Schools

### Kitchen

Fully Fitted

### Parking

Private

### Climate Control

Air Conditioning  
Fireplace  
U/F Heating

### Condition

New Construction

### Garden

Private