



## Fristående villa till salu i Nueva Andalucía, Marbella

2 750 000 €

Referens: R4888552   Sovrum: 4   Badrum: 4   Komplot: 876m<sup>2</sup>   Bygga: 418m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

This fantastic villa is located in the middle of the Golf Valley in Nueva Andalucía, a quiet and very attractive area with proximity to golf courses such as Las Brisas, Los Naranjos and Aloha Golf. Here you live with a 20 minute walk to the nearest restaurants and café. Only a few minutes by car to Puerto Banus and Marbella town, which offers a wide range of restaurants and shops. Proximity to the beach and the long, lovely promenade. In Nueva Andalucía you are close to a supermarket, school, pharmacy and bank. Welcome to a newly renovated villa of the highest quality, completed in 2024 in a modern Scandinavian style. Four bedrooms and four bathrooms, three of which are en-suite with underfloor heating. The ground floor has a kitchen from Ballingslöv and Siemens appliances, a living room in a bright open plan and direct access to the large terrace and garden. Large sliding glass doors that provide natural sunlight into the entire villa. Upper floor with two bedrooms en-suite and a balcony that is accessible from both rooms with a lovely view where you can sense La Concha and Los Naranjos golf course. Basement with bedroom en-suite, spacious gym and a separate laundry room. Here there are endless possibilities to decorate how you want and according to your own needs. From the basement you have access to a large garage, storage room and the entrance to the house. Solar cells that give the villa an energy-efficient living space, fireplace in the living room for a lovely cozy feeling and natural warmth. Airzone air conditioning system where you personally ensure temperature control throughout the villa. Spacious terrace, partly covered, private pool and outdoor shower. Large garden that provides plenty of space for outdoor activities and enjoying the wonderful climate of the Costa del Sol.



## Funktioner:

### Drag

Täckt terrass  
Privat terrass  
Förråd  
Badrum  
Dubbelglas  
Monterade garderober  
Gym  
Spelrum  
Förråd  
Källare

### Åsikter

Fjäll  
Land  
Trädgård  
Slå samman  
Golf  
Slå samman  
Privat  
Säkerhet  
24 timmars säkerhet  
Larmsystem

### Kategori

Golf  
Lyx  
Återförsäljning

### Orientering

Väst  
Sydväst

### Miljö

Nära golf  
Nära butiker  
Nära staden  
Nära skolor  
Nära skogen

### Kök

Fullmonterad

### Parkering

Garage  
Privat  
Öppna

### Klimatkontroll

Luftkonditionering  
Öppen spis  
Centralvärme  
U/f/h badrum

### Skick

Excellent  
Nyligen renoverad

### Trädgård

Privat  
Verktyg  
Dricksvatten  
Fotovoltaiska solpaneler