



# Vrijstaande Villa te koop in Nueva Andalucía, Marbella

2.650.000 €

Referentie: R4888552 Slaapkamers: 4 Badkamers: 4 Plotgrootte: 876m<sup>2</sup> Perceelgrootte: 418m<sup>2</sup>





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## 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.



## Kenmerken:

### Extra's

Overdekt terras  
Privé Terras  
Berging  
Ensuite badkamer  
Dubbele beglazing  
Inbouwkasten  
Sportschool  
Speelzaal  
Bijkeuken  
Kelder

### Uitzicht

Mountain Bekeken  
Country Bekeken  
Garden Views  
Pool Bekeken  
Golf Bekeken

### Zwembad

private Pool

### Beveiliging

24 -uurs beveiliging  
Alarmsysteem

### Categorie

Golf  
Luxe  
Bestaande bouw

### Zonorientatie

West  
South West Orientation

### Ligging

Dichtbij golfbaan  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen  
Dichtbij bos

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

garage  
private Parking  
Open Parkeergelegenheid

### Klimaatbeheersing

Airconditioning  
Open haard  
Centrale verwarming  
Vloerverwarming Badkamers

### Huidige Staat

Uitstekende conditie  
Onlangs gerenoveerd

### Tuin

private Garden

### Voorzieningen

Drinkwater  
Fotovoltaïsche zonnepanelen