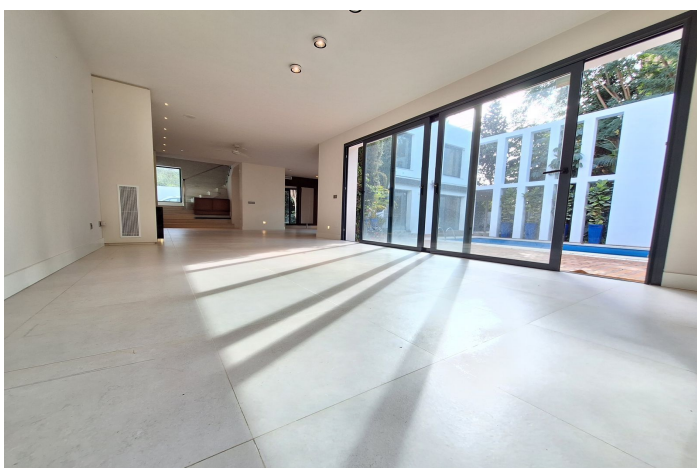


## Vrijstaande Villa te koop in Nueva Andalucía, Marbella

1.750.000 €

Referentie: R4631518 Slaapkamers: 5 Badkamers: 4 Plotgrootte: 981m<sup>2</sup> Perceelgrootte: 290m<sup>2</sup> Terras: 175m<sup>2</sup>



## Costa del Sol, Nueva Andalucía

### LUXURY FAMILY RESIDENCE SET IN A PRIME LOCATION!!!

This exquisitely presented villa is perfectly located in the heart of the prestigious Nueva Andalucía. Set within peaceful plot, with mature planting, offering privacy and seclusion. The south west orientation ensures a bright and sunny aspect to the house.

The entry into the villa is accessed via electronic gates leading into a carport and parking space for three cars.

As you enter the property you are greeted by a warm and welcoming double living area. With floor to ceiling terrace doors leading out on to the pool and the garden area. The second living room leads on to a pleasant outdoor leisure area.

You have a separate fully fitted, state-of-the-art, open plan kitchen with breakfast bar seating area and direct access outdoor &quot;al fresco&quot; breakfast/dining area.

On this ground floor you will find also a guest bedroom, benefiting from fitted wardrobes and an ensuite bathroom.

An ornate staircase leads on to the first floor, where you will find a generous size double master bedroom with private entrance and a separate dressing area with lovely views to the pool and the mature gardens. The master bedroom benefits from an en suite bathroom with marble flooring throughout. It also has access to a private terrace, where you can enjoy a morning coffee/tea/breakfast.

On this first floor, are situated the further two bedrooms, as well, with a separate entrance, sharing a bathroom. Both bedrooms have fitted wardrobes.

On the second floor you will find an office area with access to a large terrace with beautiful mountain views.

The basement is separated into fully fitted laundry/utility room and a storage room.

The whole house is fitted with underfloor heating and hot/cold air conditioning with zoned climate control, which can be controlled by mobile phone application.

Bluetooth music and SONOS sound system with fitted ceiling speakers, and external and internal alarm systems. Security cameras accessible and controllable by mobile phone application too.

The location is set just minutes away from the exclusive Las Brisas, Los Naranjos and Aloha golf clubs, as well as Aloha College International School. And a short distance to Aloha &quot;Strip&quot;, where you will find an abundance of amenities such as restaurants, bars, lounge clubs, shops, banks etc.

Also within easy reach of many other international schools and Puerto Banus, and the marina.

This property would make the perfect family home!

## Kenmerken:

### Extra's

Overdekt terras  
Privéterras  
Opslagruimte  
Ensuite badkamer  
Marmeren vloeren  
Gemonteerde kasten  
Solarium  
Wifi  
Bijkeuken  
Kelder

### Uitzicht

Berg  
Panoramisch  
Tuin  
Pool

### Zwembad

Privé

### Tuin

Privé  
Aangelegd

### Voorzieningen

Elektriciteit  
Drinkbaar water  
Gas

### Zonorientatie

West  
Zuidwesten

### Ligging

Commercieel gebied  
Dicht bij golf  
Dicht bij de poort  
Dicht bij zee  
Dicht bij winkels  
Dicht bij de stad  
Dicht bij scholen  
Dorp  
Dicht bij jachthaven

### Meubilering

Niet ingericht  
Optioneel

### Beveiliging

Gated Complex  
24 -uurs beveiliging  
Alarmsysteem  
Elektrische jaloezieën  
Invoertelefoon  
Veilig

### Categorie

Vakantiehuisen  
Investering  
Golf  
Luxe  
Wederverkoop  
Modern

### Klimaatbeheersing

Airconditioning  
Vooraf geïnstalleerd a/c  
Koud A/C  
Hete a/c  
Haard  
U/F verwarming  
U/f/h Badkamers

### Huidige Staat

Uitstekend  
Onlangs gerenoveerd

### Keuken

Volledig passend

### Parkeergelegenheid

Privé  
Bedekt  
Meer dan één