

## Frakoblet villa til salg i Nueva Andalucía, Marbella West

2.700.000 €

Reference: R4905058 Soveværelser: 6 Badeværelser: 6 Plot Size: 1.115m<sup>2</sup> Byg Størrelse: 595m<sup>2</sup> Terrasse: 100m<sup>2</sup>



## Costa del Sol, Nueva Andalucía

Located in the exclusive residential area of Atalaya de Río Verde, this Mediterranean villa perfectly combines Andalusian charm, modern comfort, and an unbeatable location. Set in a quiet and prestigious community, it is within walking distance of all essential amenities, including shops, bars, restaurants, golf and tennis clubs, as well as renowned international schools.

Built over three levels and facing south, this charming property stands out for its brightness and spaciousness. On the main level, you will find an elegant living room with a classic fireplace and access to a west-facing terrace offering beautiful views and unforgettable sunsets. The fully equipped kitchen and two welcoming guest bedrooms complete this level.

The lower level is designed for fun and entertainment, featuring a spacious bar, billiards area, dance floor, table tennis, and foosball, making it the perfect space for family and social gatherings.

Outside, the property boasts a large, well-maintained garden, a generously sized swimming pool, and lounging areas ideal for sunbathing or enjoying a barbecue outdoors. Additionally, there is ample parking space with capacity for up to 5 vehicles.

### Additional Features:

- Air conditioning
- Security system and window grilles
- Double glazing
- Spacious built-in wardrobes

This villa is in excellent condition and exudes a warm and welcoming atmosphere thanks to its high ceilings, spacious rooms, and abundant natural light. It is the perfect home to enjoy the Mediterranean lifestyle in one of the finest areas of Nueva Andalucía.

Don't miss the opportunity to own this magnificent villa! A true gem that combines tranquility, luxury, and comfort in a prime location. Contact us today to schedule a viewing. Your new home awaits!

## Funktioner:

### Funktioner

Dækket terrasse  
I nærheden af transport  
Privat terrasse  
Satellit -tv  
Opbevaringsrum  
Ensuite badeværelse  
Monterede garderober  
Solarium  
Wifi  
Padle tennis

### Synspunkter

Have  
Pool

### Pool

Privat

### Have

Privat  
Anlæg

### Hjælpeprogrammer

Elektricitet  
Drikkeligt vand  
Telefon  
Gas

### Orientering

Syd

### Indstilling

Tæt på havn  
Urbanisering  
Tæt på havet  
Tæt på butikker  
Tæt på skoler

### Møbel

Fuldt møbleret  
Valgfri

### Sikkerhed

Alarmsystem  
Elektriske persienner  
Indgangstelefon

### Kategori

Holiday Homes  
Investering  
Luksus

### Klimakontrol

Aircondition  
Forud installeret aircondition  
Kold aircondition  
Varm aircondition

### Tilstand

Fremragende

### Køkken

Fuldt monteret

### Parkering

Garage  
Privat  
Mere end en