



## Detached Villa for sale in Nueva Andalucía, Marbella

**4,295,000 €**

Reference: R5182345   Bedrooms: 5   Bathrooms: 5   Plot Size: 900m<sup>2</sup>   Build Size: 490m<sup>2</sup>   Terrace: 150m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Welcome to this modern and very well built house in the lower Nueva Andalucia area. As you enter you are greeted with a large open kitchen that leads to the dining and living area, from here you can access the large covered terrace and onto the pool area with ample space for sunbathing and with an outdoor shower. On the main floor you have a bedroom ensuite currently used as an office. On the first floor you have 3 bedroom ensuite, all with access to a covered terrace. From here you have stairs leading onto the solarium which has been fitted with solar panels yet leaving space to create an entertaining space. In the basement floor you have the laundry area, a 2nd guest toilet, a bedroom suite, a large room that could be used as a cinema room etc and lastly a large garage for up to 4 cars. All floors are accessed by stairs or an elevator. The technology in the house is modern with water based underfloor heating powered by aerothermic system, the ac is thorough the Airzone system, water filters & solar panels make this house very efficient to live in. A house in a very central position makes this a perfect all year living or a holiday home with the added bonus of being an attractive rental property due to its size and location.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Solarium  
Games Room  
Utility Room  
Barbeque  
Basement  
Access for people with reduced mobility

### Views

Sea  
Garden  
Pool

### Pool

Heated  
Private

### Garden

Private

### Category

Holiday Homes  
Golf  
Luxury  
Resale

### Orientation

South

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Not Furnished

### Security

Alarm System  
Electric Blinds

### Climate Control

Air Conditioning  
U/F Heating

### Condition

Excellent

### Kitchen

Fully Fitted  
Kitchen-Lounge

### Parking

Garage