

# Detached Villa for sale in Nueva Andalucía, Marbella

1,750,000 €

Reference: R4631518 Bedrooms: 5 Bathrooms: 4 Plot Size: 981m<sup>2</sup> Build Size: 290m<sup>2</sup> Terrace: 175m<sup>2</sup>



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## Costa del Sol, Nueva Andalucía

LUXURY FAMILY RESIDENCE SET IN A PRIME LOCATION!!!

THE PROPERTY IS SOLD UNFURNISHED.

This exquisitely presented villa is perfectly located in the heart of the prestigious Nueva Andalucia. 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 "al fresco" 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 "Strip", 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!

## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
Solarium  
WiFi  
Utility Room  
Basement

### Views

Mountain  
Panoramic  
Garden  
Pool

### Pool

Private

### Garden

Private  
Landscaped

### Utilities

Electricity  
Drinkable Water  
Gas

### Orientation

West  
South West

### Setting

Commercial Area  
Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Close To Marina

### Furniture

Not Furnished  
Optional

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Electric Blinds  
Entry Phone  
Safe

### Category

Holiday Homes  
Investment  
Golf  
Luxury  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C  
Fireplace  
U/F Heating  
U/F/H Bathrooms

### Condition

Excellent  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Private  
Covered  
More Than One