



## Detached Villa for sale in Nueva Andalucía, Marbella

3.995.000 €

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:

### Caratteristiche

Terrazza coperta

Ascensore

Terrazza privata

Ripostiglio

Bagno privato

Doppio vetro

Solarium

Sala giochi

Ripostiglio

Barbecue

Seminterrato

Accesso per le persone con mobilità ridotta

### Viste

Mare

Giardino

Piscina

### Piscina

Riscaldata

Privata

### Giardino

Privato

### Categoria

Case di vacanza

Golf

Lusso

Rivendita

### Orientamento

Sud

### Collocamento

Vicino al golf

Vicino al porto

Vicino al mare

Vicino ai negozi

Vicino alla città

Vicino alle scuole

### Mobili

Non arredato

### Sicurezza

Sistema di allarme

Persiane elettriche

### Climate Control

Aria condizionata

Riscaldamento a pavimento

### Condizione

Eccellente

### Cucina

Completamente arredata

LOUNGE CUSCINE

### Parcheggio

Garage