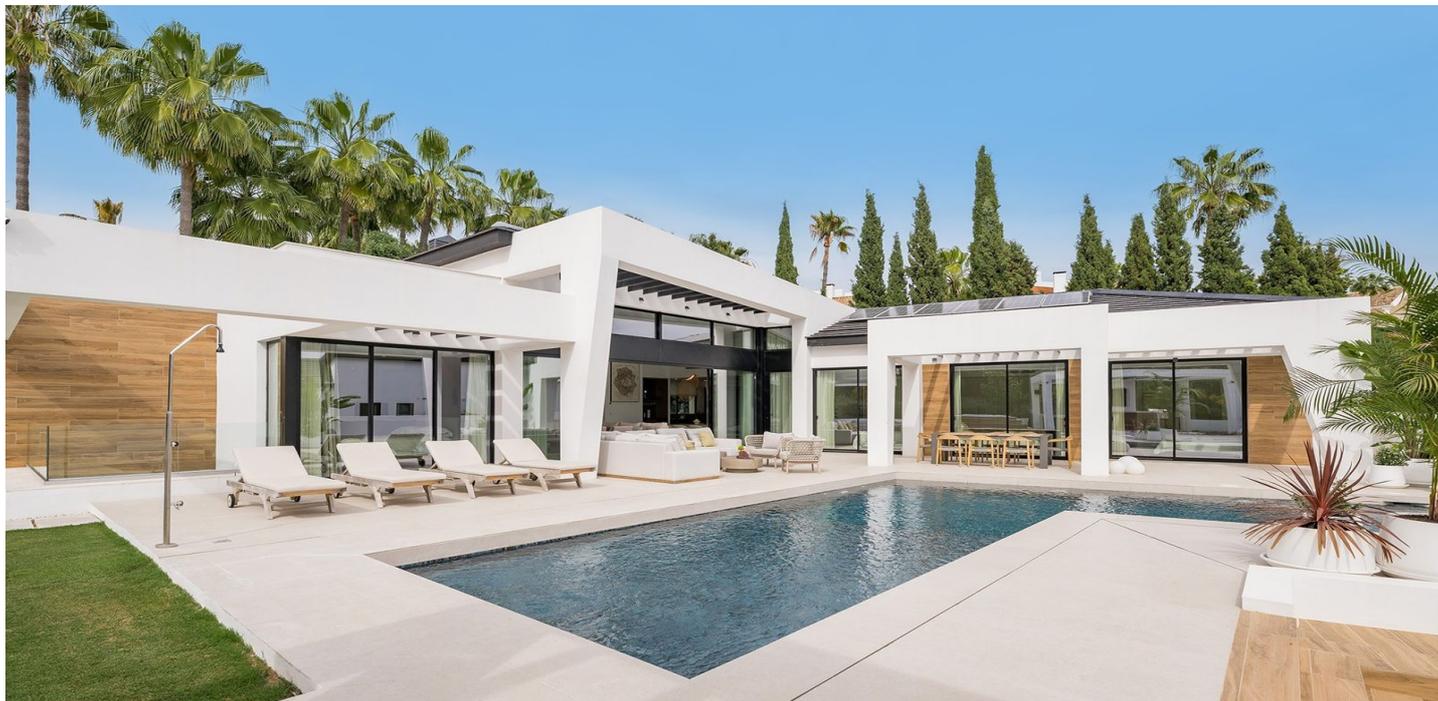




## Detached Villa for sale in Nueva Andalucía, Marbella

4.495.000 €

Referenz: R5018740 Schlafzimmer: 6 Badezimmer: 8 Grundstücksgröße: 1.130m<sup>2</sup> Garten: 613m<sup>2</sup> Terrasse: 180m<sup>2</sup>





---

## Costa del Sol, Nueva Andalucía

Bright and inviting home set in the quiet residential area of Los Naranjos Golf, in the heart of Marbella's Golf Valley. Well connected and convenient, it's just minutes from a wide range of restaurants, cafés, shops, international schools, top golf courses and Puerto Banús.

The villa is built mainly all on one level plus lower level, quite rare to find on the market. It has a fresh, modern feel throughout. Decorated in a soft, neutral palette, it feels relaxed, luminous and welcoming.

The layout is practical and flows well. On the main level, the bright, open-plan living and dining area connects seamlessly to a modern kitchen designed by BD Home & Living with Siemens appliances and a large central island which anchors the space, perfect for everyday living and entertaining alike. Large sliding doors open onto a generous terrace of approximately 180 m<sup>2</sup>, seamlessly connecting the interior with the landscaped garden. Four en suite bedrooms and a guest toilet complete the ground floor.

Outdoor living is a highlight. There's an L-shaped saltwater pool, a chill-out area with a fire pit for cooler evenings, a barbecue/bar area with TV, and a jacuzzi – perfect for entertaining family and friends year-round.

The lower level of the home includes two additional bedroom suites, a guest toilet, cinema room, utility room, and a private garage for two cars.

Features such as a home automation system, Aerothermal underfloor heating, solar panels and a fireplace in the main living area add both comfort and convenience.



## Eigenschaften:

### Merkmale

Badezimmer  
Doppelverglasung  
Einstellungsschränke  
Versorgungsraum  
Whirlpool  
Domotik  
Keller

### Ansichten

Garten  
Pool  
Pool  
Privat

### Garten

Privat

### Versorgungsunternehmen

Sonnenwasserheizung

### Orientierung

West

### Einstellung

In der Nähe von Golf  
In der Nähe von Schulen

### Möbel

Voll eingerichtet

### Sicherheit

Alarmanlage  
Eingabetelefon

### Energiebewertung

B

### Klimakontrolle

Klimaanlage  
Kamin  
U/f Heizung

### Zustand

Exzellent

### Küche

Teilweise montiert  
Küchenlehre

### Parken

Privat  
Mehr als eins

### CO<sub>2</sub> -Emissionsbewertung

B