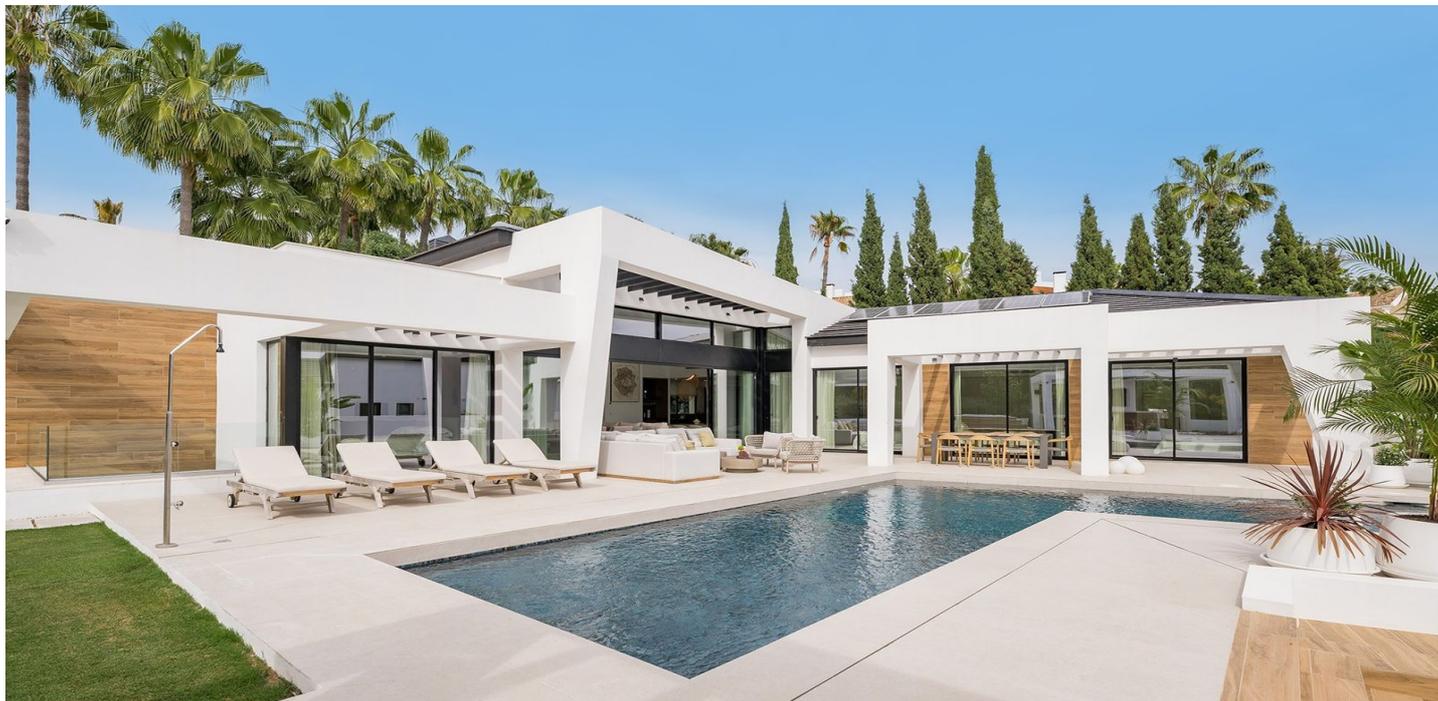




## Detached Villa for sale in Nueva Andalucía, Marbella

4.495.000 €

Referentie: R5018740 Slaapkamers: 6 Badkamers: 8 Plotgrootte: 1.130m<sup>2</sup> Perceelgrootte: 613m<sup>2</sup> Terras: 180m<sup>2</sup>





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## 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.



## Kenmerken:

### Extra's

Ensuite badkamer  
Dubbele beglazing  
Inbouwkasten  
Bijkeuken  
Jacuzzi  
Domotics  
Kelder

### Uitzicht

Garden Views  
Pool Bekeken

### Zwembad

private Pool

### Tuin

private Garden

### Voorzieningen

Zonne-energie water verwarming

### Zonorientatie

West

### Ligging

Dichtbij golfbaan  
Dichtbij scholen

### Meubilering

Volledig gemeubileerd

### Beveiliging

Alarmsysteem  
Deurbel met intercom

### Energiebeoordeling

B

### Klimaatbeheersing

Airconditioning  
Open haard  
Vloerverwarming

### Huidige Staat

Uitstekende conditie

### Keuken

Gedeeltelijk ingerichte keuken  
Kitchen-Lounge

### Parkeergelegenheid

private Parking  
More Than One

### CO2 Emission Rating

B