



## Detached Villa for sale in Nueva Andalucía, Marbella

1.994.950 €

Referencia: R4821247    Dormitorios: 5    Baños: 6    Terreno: 569m<sup>2</sup>    Construido: 311m<sup>2</sup>    Terraza: 140m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Stunning family villa located walking distance to Puerto Banús and local amenities

This impressive villa was constructed in 2017 and is conveniently located in the El Rodeo area of Nueva Andalucía, just a short walk to the Real Padel club, local bars, restaurants and Puerto Banus.

This very private villa has been constructed using only the finest materials and finishes throughout and is surrounded by a beautiful manicured garden.

The property comprises of an entrance hall, guest cloakroom, a large living room, with dining area and open plan kitchen with utility area, all finished and fitted with Miele appliances. A key feature to this large open plan space, are the rap around by folding doors that lead out onto a stunning terrace area with bbq area, providing an abundance of light throughout the whole of the open plan living space. The rap around terrace has been designed to catch the all day sun and leads onto a large heated swimming pool.

The first floor comprises of a large master bedroom with en-suite bathroom, dressing area and doors to a lovely terrace with views of the tropical gardens, there are two further double bedrooms, both with en-suite bathrooms, fitted wardrobes and sliding doors to the first floor terrace. From the landing there are stairs leading you up to a huge 71m<sup>2</sup> private solarium with stunning views of La Concha mountain.

Downstairs leads you to a large basement area complete with skylight, allowing lots of natural light to flow in making this perfect games room/cinema area an ideal space for all the family. On this level are a further two double bedrooms complete with en-suite bathrooms and fitted wardrobes.

The property has been constructed to an extremely high standard throughout and comes complete with, porcelain tiled flooring, A/C and heating throughout, Alarm system, Miele kitchen, double glazed windows and doors, state of the art electrical system and heated swimming pool. Parking is to the front of the property with an open plan car port and plenty of street parking.

This beautiful villa would make an excellent family home or rental investment, due to its close proximity to the beach, local amenities and Puerto Banus.

Please call us to arrange a viewing



## Características:

### Características

Terraza Cubierta  
Cerca de Transporte  
Terraza Privada  
Trastero - Almacén  
Doble acristalamiento  
Armarios Empotrados  
WiFi  
Sala de Juegos  
Barbacoa  
Sótano  
Fibra óptica

### Posición

Cerca de Golf  
Cerca de Puerto  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Ciudad  
Cerca de Colegios

### Muebles

Completamente Amueblada

### Seguridad

Alarma

### Categoría

Lujo

### Climatización

Aire Acondicionado  
Chimenea

### Estado

Excelente estado de conservación

### Cocina

Cocina Parcialmente Equipada  
Kitchen-Lounge

### Aparcamiento

Párking Cubierto

### Vistas

Vistas a Montaña  
Vistas Panorámicas  
Vistas a Jardín  
Vistas a Piscina

### Piscina

Con Calefacción  
Piscina Privada

### Jardin

Jardín Privado

### Servicios Públicos

Teléfono