



4 Bed Villa (Detached) For Sale

€2,395,000

Nueva Andalucía, Costa del Sol

Ref: R4010356

"Having undergone a comprehensive refurbishment in 2013, this all ensuite four bedroom villa has been designed to retain the charms of an Andalucian home while embracing a modern, fresh and spacious setting. The property has been designed with the highest quality materials and functionality, its clean lines, single coloured 80x80 floor tiles inside and out giving this home an openness that embraces the different zones designed to maximise space. A bright yet cosy living room with contemporary styled free standing wood burner makes full use of the double height ceiling. Cleverly zoned to set it apart from the open planned dining and kitchen bar area with integrated full sized wine fridge, this welcoming living space overlooks the outdoor pool lounge and spacious dining terrace with au...

Telephone: +34 637 87 73 78

Email: info@banusimmo.com

La Reserva Del Alczucz, La Azalia 1 -1B, 29679, Benahavis

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Property Description

Location: Nueva Andalucía, Costa del Sol, Spain

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The property has been designed with the highest quality materials and functionality, its clean lines, single coloured 80x80 floor tiles inside and out giving this home an openness that embraces the different zones designed to maximise space. A bright yet cosy living room with contemporary styled free standing wood burner makes full use of the double height ceiling. Cleverly zoned to set it apart from the open planned dining and kitchen bar area with integrated full sized wine fridge, this welcoming living space overlooks the outdoor pool lounge and spacious dining terrace with automated awning. The kitchen comprises modern Italian designed units with plenty of storage oversized sink, oven and gas hob. Light coloured marble work tops (with integrated oak chopping board) and splash back provide a modern backdrop to a large double fridge freezer with water (still and sparkling) and ice dispensers.

In addition to the pool, the largest in the community, and very large terrace dining space, one has the option of spending time on the sun deck, taking in a cocktail in the pool lounge with water feature, relaxing on the daybed terrace or sitting with friends in the barbecue lounge with integrated fire feature or, indeed, enjoying a sports event on the large screen TV in the fully fitted and equipped outdoor kitchen and bar. Here one can enjoy sipping a drink while barbecuing a steak on the gas barbecue, grilling a joint on the wood fired Argentinian styled grill or crunching on a pizza straight from the pizza oven! Three fridge-freezers, a wine fridge, outdoor storage and a sink mean everything is close to hand without the need to ever venture indoors!

The lower ground floor has not been forgotten either as one can find an integrated wine cellar, a lounge area, a laundry utility room with toilet and a large storage area which also sports a concealed spot for the solar water tank. The basement lounge can also be repurposed as a spare fifth bedroom should it be required.

There is an ensuite double bedroom on the ground floor with fitted wardrobes with its own entrance to the garden. A further two ensuite double bedrooms on the first floor, also with fitted wardrobes have their own private terraces. The master suite offers a well designed walk-in closet, large master bathroom featuring bespoke wash basins and modern bath tub with a view, as well as an oversized shower. Every bedroom, plus the guest toilet on the ground floor are fitted with automated toilets for that touch of functional luxury.

Completely re-wired, the property boasts efficient, autonomous underfloor heating in every room and bathroom, allowing for individual settings throughout the home. With energy efficiency in mind, solar panels provide hot water and a Daikin central air-conditioning system provides cooling and heating that can be separately controlled for each space in the house. Both of these systems are discretely

located on a service roof to minimise noise pollution and maintain aesthetics of the property, while allowing for easy maintenance. All ceilings sport recessed spot lighting with dimmer switches throughout, once again allowing for energy efficiency without compromising on comfort. WiFi is enhanced by having ethernet connections in every room and living space, including outdoors and the lower ground floor to ensure the highest possible level of connectivity everywhere!

The property sits in a private cut-de-sac at the end of one of Nueva Andalucia's most intimate and sought after gated communities with only 35 villas. Predominantly calm and quiet, the community is well established, with several of the villas having been refurbished within the past ten years. Its well groomed green spaces and streets are well lit and secured with CCTV security cameras and a new WiFi-operated main gate allowing its primarily expatriate owners to control entry from anywhere in the world. The community employs a ground keeper / concierge who lives onsite six days a week and provides services to owners and residents 24 hours a day, including daily rubbish collection and pest control. The community recently underwent an investment programme that upgraded many systems including security, street lighting, road and pavement repairs and landscaping. It boasts a highly engaged community who use a chat group to ensure transparency and the upkeep of the area."

Additional Info

For Sale	Beds: 4	Baths: 4
Type: Villa (Detached)	Area: 477 sq m	Land Area: 998 sq m
Garden	Pool	Setting: Close To Golf
Close To Port	Close To Shops	Close To Sea
Close To Town	Close To Schools	Close To Forest
Close To Marina	Urbanisation	Orientation: South
Condition: Excellent	Pool: Private	Climate Control: Air Conditioning
Hot A/C	Cold A/C	Fireplace
U/F Heating	Views: Mountain	Garden
Pool	Covered Terrace	Fitted Wardrobes
Private Terrace	Satellite TV	WiFi
Storage Room	Utility Room	Ensuite Bathroom
Marble Flooring	Barbeque	Double Glazing
Furniture: Fully Furnished	Kitchen: Fully Fitted	Garden: Private
Security: Gated Complex	Parking: Garage	Private

Category: Resale

Built Area : 477 sq m

Land Size : 998 sq m

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