



## 4 Bed Villa (Detached) For Sale

€2,550,000

Nueva Andalucía, Costa del Sol

Ref: R4190401

This villa is located in a very quiet area of Nueva Andalucía. It has been beautifully renovated, with lots of outdoor living space. Approximately 5 km from Puerto Banús, 10 km from Marbella and 1.5 km from Las Brisas golf club. It is located within a gated community making it private and secure. The Furniture is all included making this a great 'key ready' property. Fully fitted outdoor kitchen with integrated gas pizza oven, 4 burner gas grill and wood / charcoal Maria style BBQ/ Grill, fridges and wine cooler Outdoor kitchen lounge with biofuel fire • Sun deck • Pool lounge with water feature • Sun bed lounge • Dining Terrace for 12 • Coffee Morning Terrace Pool 11m x 5.5m • Garden lighting throughout Master bedroom with private balcony, walk-in closet and bespoke ensuite...

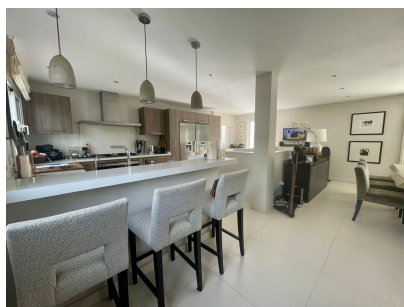
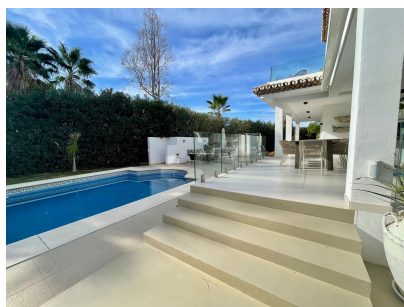
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*Banus Immo*  
MARBELLA

# Gallery



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# Property Description

**Location:** Nueva Andalucía, Costa del Sol, Spain

This villa is located in a very quiet area of Nueva Andalucía. It has been beautifully renovated, with lots of outdoor living space.

Approximately 5 km from Puerto Banús, 10 km from Marbella and 1.5 km from Las Brisas golf club. It is located within a gated community making it private and secure.

The Furniture is all included making this a great 'key ready' property.

Fully fitted outdoor kitchen with integrated gas pizza oven, 4 burner gas grill and wood / charcoal Maria style BBQ/ Grill, fridges and wine cooler

Outdoor kitchen lounge with biofuel fire • Sun deck • Pool lounge with water feature • Sun bed lounge • Dining Terrace for 12 • Coffee Morning Terrace

Pool 11m x 5.5m • Garden lighting throughout

Master bedroom with private balcony, walk-in closet and bespoke ensuite with oversized shower, bespoke stone bath tub and auto toilet

3 additional bedroom all ensuite • 2 private Balconies, 1 direct access to garden • Fully fitted wardrobes, automated toilets

Full fitted modern style kitchen with oversize sink and disposal unit, gas stove top • Double sized electric oven • Wine cooler • Bar setting

Open plan living and dining room with direct access to terraces

Guest facilities with automated toilet

Modern wood burner with thermostatic fan • dedicated outdoor enclosed wood storage

Mezzanine study area overlooking living room with full connectivity (electric and LAN)

Wine cellar

Laundry room

Basement storage

Private parking for 2 / 3 cars, plus on street (private) for up to 5 / 6 vehicles

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Zoned Central HVAC for every room and living area

Zoned Underfloor heating for every room, living area and bathroom

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8 x TV coves (one per living area / bedroom + Wine cellar + Outdoor kitchen)

LAN connectivity + Wifi enabled throughout indoor / outdoor

Dimmer switches and Apple HomeKit enabled lighting / Audio throughout

Dual solar panels for hot water + Daikin HVAC units on concealed service roof

# Additional Info

For Sale	Beds: 4	Baths: 3
Type: Villa (Detached)	Area: 459 sq m	Land Area: 998 sq m
Garden	Pool	Setting: Urbanisation
Orientation: South	Condition: Excellent	Recently Renovated
Recently Refurbished	Pool: Private	Climate Control: Air Conditioning
Pre Installed A/C	Hot A/C	Cold A/C
Fireplace	U/F Heating	U/F/H Bathrooms
Views: Mountain	Covered Terrace	Fitted Wardrobes
Private Terrace	WiFi	Utility Room
Ensuite Bathroom	Marble Flooring	Barbeque
Double Glazing	Domotics	Basement
Fiber Optic	Furniture: Fully Furnished	Kitchen: Fully Fitted
Garden: Private	Security: Gated Complex	Entry Phone
Alarm System	24 Hour Security	Parking: Open
Private	Utilities: Electricity	Solar water heating

Category: Bargain

Cheap

Distressed

Holiday Homes

Investment

Luxury

Resale

Contemporary

Built Area : 459 sq m

Land Size : 998 sq m

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