



## 4 Bed Villa (Detached) For Sale

€2,790,000

Nueva Andalucía, Costa del Sol

Ref: R3943270

Project of three unique villas, designed on a single floor plus basement, next to Los Naranjos Golf, in the heart of the Golf Valley, Nueva Andalucía, Marbella. This villa will have 659 m<sup>2</sup> built on a plot of more than 1,000 m<sup>2</sup>, with 455 m<sup>2</sup> of interior and 148 m<sup>2</sup> of terraces. On one floor we find five bedrooms, all with en suite bathrooms and the main one with a dressing room, as well as a guest toilet, living room with open kitchen, fully equipped with Neff appliances, porcelain stoneware floors, ethanol fireplace, home automation, etc. . The property has air conditioning by air therm and underfloor heating throughout the house, manageable per stay. The basement has a laundry room and storage areas, as well as a large area of 125 m<sup>2</sup> that will be customized to suit the buyer: gym, cinem...

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# Gallery



# Property Description

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

Project of three unique villas, designed on a single floor plus basement, next to Los Naranjos Golf, in the heart of the Golf Valley, Nueva Andalucía, Marbella.

This villa will have 659 m<sup>2</sup> built on a plot of more than 1,000 m<sup>2</sup>, with 455 m<sup>2</sup> of interior and 148 m<sup>2</sup> of terraces.

On one floor we find five bedrooms, all with en suite bathrooms and the main one with a dressing room, as well as a guest toilet, living room with open kitchen, fully equipped with Neff appliances, porcelain stoneware floors, ethanol fireplace, home automation, etc. .

The property has air conditioning by air therm and underfloor heating throughout the house, manageable per stay.

The basement has a laundry room and storage areas, as well as a large area of 125 m<sup>2</sup> that will be customized to suit the buyer: gym, cinema room, wine cellar, games room, etc.

Two parking spaces complete the basement.

The gardens will have a saltwater pool, a chill out area with a winter fire, as well as an organic garden to grow your own food.

Located two minutes from Los Naranjos Golf, 5 minutes from Las Brisas Golf and 7 minutes from Aloha Golf and all the services of Nueva Andalucía. 10 minutes from Puerto Banús and the beach.

# Additional Info

For Sale	Beds: 4	Baths: 5.5
Type: Villa (Detached)	Area: 807 sq m	Land Area: 1009 sq m
Garden	Pool	Setting: Close To Golf
Close To Port	Close To Shops	Close To Schools
Orientation: South	Condition: New Construction	Pool: Private
Climate Control: Air Conditioning	Fireplace	U/F Heating
Views: Garden	Pool	Covered Terrace
Fitted Wardrobes	Near Transport	Private Terrace
Solarium	Gym	Utility Room
Ensuite Bathroom	Barbeque	Domotics
Kitchen: Fully Fitted	Garden: Private	Security: Electric Blinds
Entry Phone	Alarm System	Parking: Private
Built Area : 807 sq m	Land Size : 1009 sq m	

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