



## 4 Bed Villa (Detached) For Sale

€1,495,000

Nagüeles, Costa del Sol

Ref: R4779937

In Nagüeles, only a few minutes from Marbella center, we can find this completely renovated villa that reached the best energy efficiency certification, keeping a unique style of architecture, for a wonderful living, where the Sierra Blanca mountains rise behind this wonderful location. The property enjoys a 425m<sup>2</sup> plot, very well located and in a natural and quiet environment, it is located 1.5 km from the beach and a few minutes from the shops, bars and restaurants of the center of Marbella. The house has obtained a CLASS A energy certification with almost zero emissions; It consists of a total of 210m<sup>2</sup> built, it is completely independent on all sides: with its main orientation facing South, where it has direct access to its garden with trees and palm trees, and the swimming pool, which...

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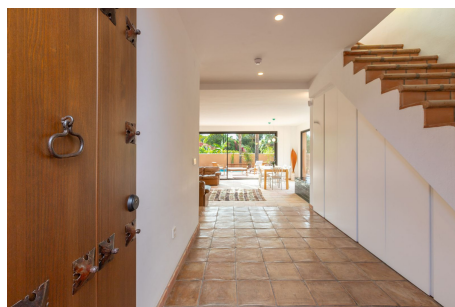
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# Gallery



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# Property Description

**Location:** Nagüeles, Costa del Sol, Spain

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The house has obtained a CLASS A energy certification with almost zero emissions; It consists of a total of 210m<sup>2</sup> built, it is completely independent on all sides: with its main orientation facing South, where it has direct access to its garden with trees and palm trees, and the swimming pool, which provide a situation of true peace.

On the lower floor there is a very spacious living room and open-plan kitchen, two bedrooms, one of them very large with a dressing room and en-suite bathroom and the other with an en-suite bathroom.

On the upper floor there is a bedroom and the master bedroom with dressing room and private bathroom. The two bedrooms have access to a large solarium terrace with views of 65m<sup>2</sup>.

The property's garden contains fruit trees, a pool area and a covered barbecue area.

On the ground floor, with external access to the house, we find a storage room and laundry room.

The plot allows parking for up to 3 cars.

The house was completely renovated 1 year ago: the installations of 4kW photovoltaic panels and thermal solar panels for domestic hot water allow very low management costs; a salt purifier was also installed to eliminate the lime present in urban water.

Hot-cold air conditioning, with heat pump devices, were installed in each room: they guarantee good air conditioning in summer and winter where you can also enjoy a good state-of-the-art wood-burning fireplace.

The frame that measures efficiency has a total of seven different values, ranging from the letter A - the most efficient - to the letter G, properties with the least energy efficiency. The differences in energy consumption between the different rating letters are considerable.

The letter A is associated with those greener buildings. That is, those that have less than 50 kw/m<sup>2</sup> of annual energy consumption. Therefore, for a building to have an energy rating means that the house has good thermal insulation, prevents the entry of heat and cold, and has airtight windows that allow light to pass through.

Nagüeles was one of the first residential areas around Marbella, it has privileged characteristics such as luxury surrounded by the charm of typical Andalusian architecture: it has the power to attract the demanding buyer who wants to live close to the city center, but at the same time living in a consolidated urban environment, with a lot of vegetation, which provides a more relaxed and greener environment.

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# Additional Info

For Sale	Beds: 4	Baths: 3
Type: Villa (Detached)	Area: 275 sq m	Land Area: 425 sq m
Garden	Pool	Setting: Close To Golf
Close To Town	Close To Schools	Close To Forest
Orientation: North	East	South
West	Condition: Excellent	Good
Recently Renovated	Recently Refurbished	Pool: Private
Climate Control: Air Conditioning	Pre Installed A/C	Hot A/C
Cold A/C	Fireplace	Views: Mountain
Country	Garden	Pool
Urban	Forest	Street
Covered Terrace	Fitted Wardrobes	Near Transport
Private Terrace	Solarium	Satellite TV
Storage Room	Utility Room	Ensuite Bathroom
Access for people with reduced mobility	Barbeque	Double Glazing

Courtesy Bus	Near Mosque	Near Church
Fiber Optic	Furniture: Fully Furnished	Optional
Kitchen: Fully Fitted	Garden: Private	Easy Maintenance
Security: Gated Complex	Electric Blinds	Entry Phone
Alarm System	Parking: Street	More Than One
Private	Utilities: Electricity	Drinkable Water
Telephone	Photovoltaic solar panels	Solar water heating
Category: Golf	Holiday Homes	Investment
Luxury	Resale	Contemporary
Built Area : 275 sq m	Land Size : 425 sq m	

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