



## Frittliggende villa til salg i Nueva Andalucía, Marbella

**3 450 000 €**

Referanse: R5135674 Soverom: 4 Bad: 6 Plottstørrelse: 1 003m<sup>2</sup> Bebygget areal: 360m<sup>2</sup> Terrasse: 87m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Stunning villa for sale in the sought-after area of Nueva Andalucía Supermanzana H, offering an ideal combination of modern design, refined comfort, and a family-friendly atmosphere. This four-bedroom, four-bathroom residence that could be easily converted to five bedroom is spread across three levels and has a built area of 360 square meters. The property features spacious interiors, a private garden, and inviting outdoor spaces designed to complement the area's warm climate. The villa was recently refurbished to further enhance the villa's layout and finishes, making it even more appealing for those seeking a move-in-ready home that balances style and practicality. The ground floor welcomes residents with an open-plan concept that seamlessly connects the kitchen, dining, and living areas. This level flows directly to a landscaped garden with a swimming pool and a fully equipped outdoor kitchen designed for memorable gatherings. The southwest orientation allows for sun-soaked afternoons and views over the pool and lush greenery, creating a relaxed yet vibrant setting. Additional amenities on this level include a guest toilet and practical utility spaces that ensure daily functionality. Moving to the first floor, privacy and comfort take center stage with four generously sized bedrooms. Two bedrooms come with en-suite bathrooms, offering added privacy and convenience for family members or guests. The master suite serves as a private retreat with a cozy fireplace, a spacious walk-in wardrobe, and views overlooking the pool area. Upstairs on the top floor, a versatile space currently used as an office can easily be adapted to suit different needs, whether as an extra bedroom, gym, or leisure zone. Descending to the basement level, entertainment becomes the focal point. This floor features a dedicated cinema room, an elegant wine display, a stylish bar, and ample storage, making it the perfect environment for hosting movie nights or private events. High-quality finishes, a neutral colour palette dominated by soothing cream tones, and the use of top-grade materials throughout the villa create an atmosphere of understated sophistication while maximizing natural light.



## Egenskaper:

### Funksjoner

Nær transport  
Privat terrasse  
Satellitt -TV  
Lagerrom  
Ensuite bad  
Marmorgulv  
Dobbeltvindu  
Monterte garderober  
Wifi  
Spillrom  
Verktøyrom  
Bar  
Grill  
Fiberoptisk

### Utsikt

Fjell  
Hage  
Basseng

### Basseng

Oppvarmet  
Privat

### Hage

Privat

### Verktøy

Elektrisitet  
Drikkbart vann  
Telefon  
Solvannsoppvarming

### Orientering

Sørvest

### Innstilling

I nærheten av golf  
I nærheten av butikker  
Nær byen  
Nær skoler

### Møbler

Fullt møblert  
Valgfri

### Sikkerhet

24 timers sikkerhet  
Alarmsystem  
Elektriske persienner  
Inngangstelefon

### Kategori

Luksus

### Klimakontroll

Klimaanlegg  
Peis

### Betingelse

Nylig renoveret

### Kjøkken

Delvis montert  
Kitchen-Lounge

### Parkering

Dekket  
Mer enn en