LUNDE & NIETO

PROPERTIES -



Detached Villa for sale in Nueva Andalucía, Marbella

4,295,000 €

 $\textbf{Reference: R5182345} \quad \textbf{Bedrooms: 5} \quad \textbf{Bathrooms: 5} \quad \textbf{Plot Size: } 900 \text{m}^2 \quad \textbf{Build Size: } 490 \text{m}^2 \quad \textbf{Terrace: } 150 \text{m}^2$















Costa del Sol, Nueva Andalucía

Welcome to this modern and very well built house in the lower Nueva Andalucia area. As you enter you are greeted with a large open kitchen that leads to the dining and living area, from here you can access the large covered terrace and onto the pool area with ample space for sunbathing and with an outdoor shower. On the main floor you have a bedroom onsuite currently used as an office. On the first floor you have 3 bedroom onsuite, all with access to a covered terrace. From here you have stairs leading onto the solarium which has been fitted with solar panels yet leaving space to create an entertaining space. In the basement floor floor you have the laundry area, a 2nd guest toilet, a bedroom suite, a large room that could be used as a cinema room etc and lastly a large garage for up to 4 cars. All floors are accessed by stairs or an elevator. The technology in the house is modern with water based underfloor heating powered by aerothermic system, the ac is thorugh the Airzone system, water filters & solar panels make this house very efficient to live in. A house in a very central position makes this a perfect all year living or a holiday home with the added bonus of being an attractive rental property due to its size and location.

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Features:

Orientation **Climate Control Features Covered Terrace** South Air Conditioning

Lift

Private Terrace Storage Room **Ensuite Bathroom Double Glazing** Solarium

Games Room Utility Room Barbeque **Basement**

Access for people with reduced

mobility

Condition **Views** Setting Sea Close To Golf Excellent

Garden Close To Port Close To Sea Pool Close To Shops Close To Town

Close To Schools Pool **Furniture**

Private

Heated

Garden Security **Parking** Private Alarm System Garage

Not Furnished

Electric Blinds

Category

Holiday Homes

Golf Luxury Resale

U/F Heating

Fully Fitted

Kitchen-Lounge