

Villa in Nueva Andalucía

Reference: R3768805



Bedrooms: 5

Bathrooms: 4

M<sup>2</sup>: 460

Price: 2,200,000 €

Status: Sale

Property Type: Villa

Parking places: by request

Printing day : 21st January  
2025





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Overview: This beautiful villa in modern style is located in prime location of Nueva Andalucía, Marbella, an excellent neighborhood that offers privacy. Only 5 minutes drive to Puerto Banus and 10 minutes walking to bars, restaurants, hairdresser, pharmacy and other amenities. GARDEN: 1.140sqm with pool and covered barbecue area - Automatic irrigation system and lighting system. Water tank with a reserve of 3,000 liters with constant pressure pump. UPPER FLOOR: Two bedrooms en suite with large fitted wardrobes and large terrace BATHROOM: Equipped with marble floors. MAIN FLOOR: hall / entrance area, bright living room, dining room, separate kitchen with Siemens appliances, toilet, bedroom suite, terrace, fireplace / wood stove. GROUND FLOOR: Large games room loft, guest bedroom with bathroom, utility room with bathroom and laundry and garage for two cars. (Simple extension on the ground floor to two bedrooms and two bathrooms or a gym, a home theater, etc.) SAFETY: Alarm connected to the control panel. Sectoral burglar alarm system. Bulletproof glass. Camera system with Vision TV or phone (from anywhere or land) - Cameras and security throughout the house - Internet Fiber Optic Highspeed. - Older garden (trees, palm trees, well-groomed vegetation) - Large and bright playroom on the ground floor (150 m / 2) for the gym, indoor pool, home cinema, bedroom, playground etc. - Single garages for two cars. (Automatic doors) - The Villa was renovated in 2017

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#### Features:

Pool, Air conditioning, Heating, Sea views, Mountain views, Private garden, Alarm system, 24H Security, Parking, Golf, Holiday Home, Investment, Luxury