



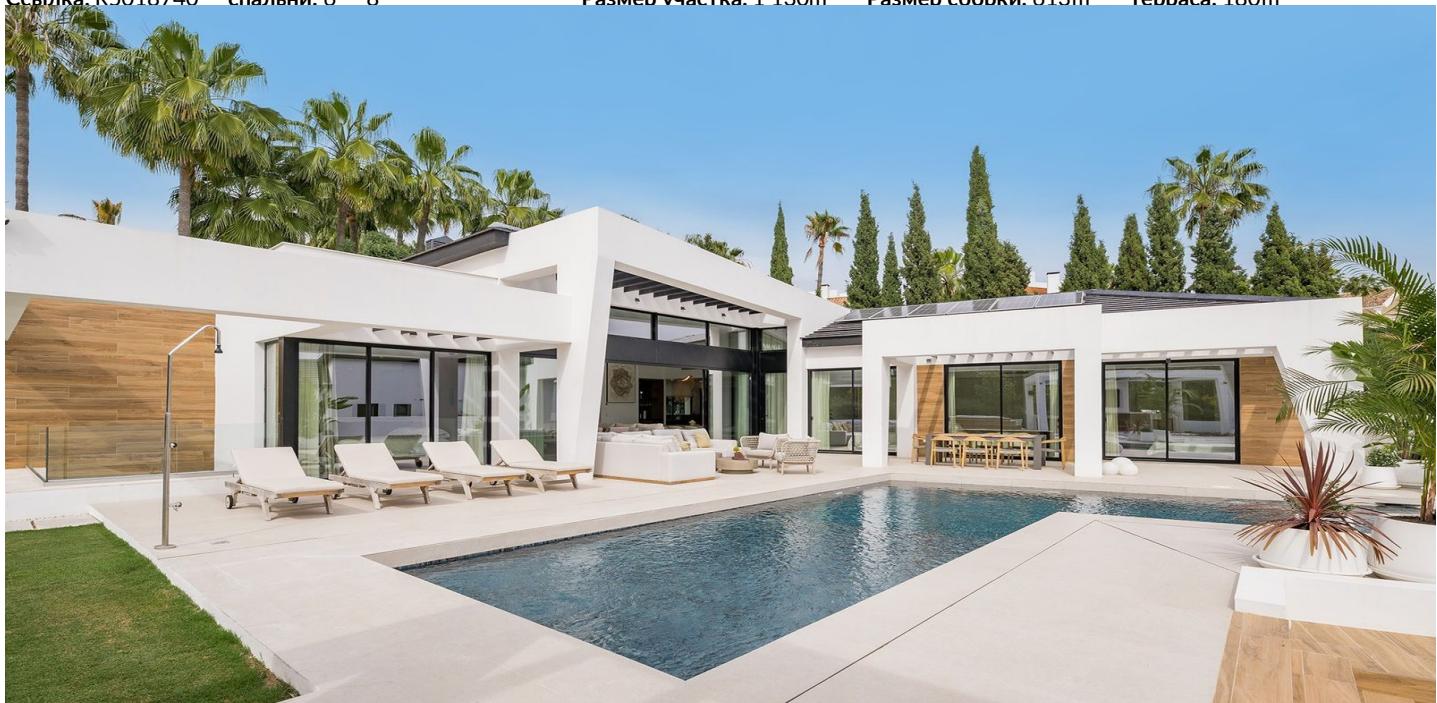
## Detached Villa for sale in Nueva Andalucía, Marbella

4 495 000 €

ВАННАЯ КОМНАТА:

Ссылка: R5018740 спальни: 6 8

Размер участка: 1 130м<sup>2</sup> Размер сбоку: 613м<sup>2</sup> терраса: 180м<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Bright and inviting home set in the quiet residential area of Los Naranjos Golf, in the heart of Marbella's Golf Valley. Well connected and convenient, it's just minutes from a wide range of restaurants, cafés, shops, international schools, top golf courses and Puerto Banús. The villa is built mainly all on one level plus lower level, quite rare to find on the market. It has a fresh, modern feel throughout. Decorated in a soft, neutral palette, it feels relaxed, luminous and welcoming. The layout is practical and flows well. On the main level, the bright, open-plan living and dining area connects seamlessly to a modern kitchen designed by BD Home & Living with Siemens appliances and a large central island which anchors the space, perfect for everyday living and entertaining alike. Large sliding doors open onto a generous terrace of approximately 180 m<sup>2</sup>, seamlessly connecting the interior with the landscaped garden. Four en suite bedrooms and a guest toilet complete the ground floor. Outdoor living is a highlight. There's an L-shaped saltwater pool, a chill-out area with a fire pit for cooler evenings, a barbecue/bar area with TV, and a jacuzzi – perfect for entertaining family and friends year-round. The lower level of the home includes two additional bedroom suites, a guest toilet, cinema room, utility room, and a private garage for two cars. Features such as a home automation system, Aerothermal underfloor heating, solar panels and a fireplace in the main living area add both comfort and convenience.



## Характеристики:

Функции	Ориентация	Климат -контроль
Ванная комната	Западный	Кондиционер
Двойное остекление		Камин
Приспособленные шкафы		U/F отопление
Утилита		
Джакузи		
Domotics		
Подвал		
<b>Виды</b>	<b>Параметр</b>	<b>Состояние</b>
Сад	Рядом с гольфом	Отличный
Бассейн	Рядом с школами	
<b>Бассейн</b>	<b>Мебель</b>	<b>Кухня</b>
Частный бассейн	Полностью меблирован	Частично установлен
<b>Сад</b>	<b>Безопасность</b>	<b>Кухонный завод</b>
Частный сад	Система тревоги	<b>Стоянка</b>
<b>Коммунальные услуги</b>	Входчик телефона	Частный
Солнечная вода отопление	Энергетический рейтинг	Более одного
	B	<b>CO2 Рейтинг выбросов</b>
		B