



## VILLA IN NUEVA ANDALUCIA, MARBELLA

Pl. de Cibeles, S/N, Nueva Andalucía, 29660 Marbella, Málaga, España

# 3.800.000 €



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**Lo esencial**

**Area:** 796 m<sup>2</sup>

**Plot:** 1425

**Bathrooms:** 7 baths

**Floors:** 3 floors

**Storage room:** 1

**Status:** Excellent

**ID property:** C360V

**Lot size:** 700 m<sup>2</sup>

**Bedrooms:** 7 beds

**Toilets:** 1 half baths

**Garage:** 2

**CEE:** En Trámite

**Category:** Detached Houses, Villa

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## Características principales

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Double glazed windows, Furnished kitchen, Kitchen equipped with appliances, Parking, Pool, Private Garden, Sports area, Storage room, Terrace, Villa

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SPECTACULAR, ELEGANT AND LUXURIOUS VILLA WITH OPEN VIEWS TO THE LOS NARANJOS GOLF COURSE, LARGE GARDEN AND PRIVATE POOL, LOCATED IN NUEVA ANDALUCIA, MARBELLA. Fortuny Hogares Únicos presents this elegant and spectacular villa located in the heart of the Costa del Sol, on the prestigious Los Naranjos golf course in Nueva Andalucía. Surrounded by the best golf clubs in Marbella and the most exclusive services in the region. A ten-minute drive will take you to Puerto Banús and its wide range of leisure and dining options. Malaga-Costa del Sol International Airport is a 40 minute drive away. This magnificent southeast facing villa is situated on a large plot of 1,425m<sup>2</sup>, with a total constructed area of 796m<sup>2</sup>. It has a comfortable layout: entrance hall, a spacious and bright lounge-dining room with double height ceilings and fireplace, with access to the terrace and garden, an open plan kitchen open to the lounge and fully fitted, a second independent kitchen, seven spacious, comfortable and bright bedrooms with fitted wardrobes, four of which have en-suite bathrooms and terraces with stunning views, three further complete bathrooms and a guest toilet. The villa also has a gymnasium and a cinema room with billiards where you can relax in the best of company. The property was built in 2002 and recently refurbished with high-quality materials and finishes. These include marble floors, double-glazed Climalit windows, ducted air conditioning and a fireplace in the lounge. Outside, there is a beautiful and well-maintained large garden with a private swimming pool and chill-out area, ideal for enjoying the sunshine on the Mediterranean coast and the magnificent open views of the Los Naranjos golf course. The property comes with two parking spaces and a storage room. We present a magnificent recently refurbished villa, ideal for nature and golf lovers, with ample space, design and open views to the Los Naranjos golf course: a true gem on the Costa del Sol. Energy certificates in progress. By the Regional Decree 218/2005 of the Andalusian Government of the 11th of October, we inform the consumer that the indicated price does not include the costs resulting from the purchase of the property according to the current legislation (ITP, notary costs and VAT in case of new construction). Please do not hesitate to contact us for any further information you may require. We will be happy to help you.

