HOUSE 4 BEDROOMS 5.5 BATHROOMS IN NUEVA ANDALUCÍA

⊙ Nueva Andalucía

REF# V4761019 **2.350.000 €**

BEDS	BATHS	BUILT	PLOT	TERRACE
4	5.5	458 m²	994 m²	190 m²

Cozy villa in Nueva Andalucia, in the secure and guarded urbanization Marbella Country Club, with Andalusian design on the outside and very refurbished inside.

On a plot of almost 1,000 m2, stands this property with over 450 m2 built, 190 m2 of terraces, large pool area, with outdoor kitchen with pizza oven, gas grill, barbecue, etc..

Regarding the distribution, on the first floor it offers a guest toilet, a cozy living room with fireplace and double height ceiling with gallery, dining room and open and fully equipped kitchen with breakfast bar. Also on this level there is an en suite bedroom, currently in use as an office. Direct access from all rooms to the outdoor terrace and the large swimming pool.
Upstairs there is a small gallery with glass balustrade and 3 further en-suite bedrooms, the master bedroom has a large bathroom, which also includes dressing room and a small private terrace overlooking Marbella's

famous La Concha mountain. A small basement, although very well used, offers a second living room with wine cellar, bathroom and storage room.
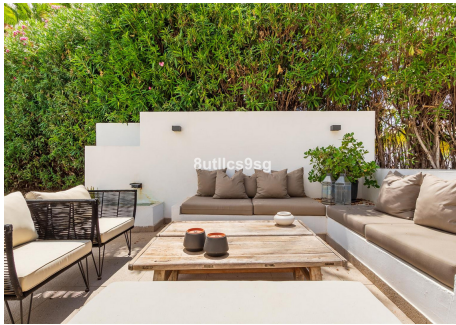
The property benefits from hot and cold air conditioning, underfloor heating individually controlled by area, fitted closets in all bedrooms, double glazing and ceramic floors. A state of the art interior and exterior alarm system is also provided, along with integral CCTV by the community, which has only 1 entrance/exit. There is private parking for 3 cars within the plot.

The urbanization, only composed of high end villas, is located in what is known as the Golf Valley and offers some of the most prestigious residential locations in Marbella. The open areas are dominated by the golf courses of Las Brisas, Aloha, Los Naranjos and La Quinta. All amenities and entertainment are just minutes away and Puerto Banus is a 10 minute drive away.