

## 4 bedroom Villa for sale in Nueva Andalucia, Málaga

2,495,000€



Presenting an exquisite detached residence situated in one of Marbella's most esteemed locations, this property epitomizes the essence of refined living.

The outdoor space is a haven of sophistication, featuring a fully equipped kitchen with a gas pizza oven, a 4-burner gas grill, a wood/charcoal Maria-style BBQ/Grill, fridges, and a wine cooler. The outdoor kitchen lounge, sun deck, pool lounge with a water feature, sun bed lounge, and dining terrace for 12 offer an unparalleled blend of relaxation and entertainment. The 11m x 5.5m pool and carefully orchestrated garden lighting enhance the property's elegance. The master bedroom suite is a sanctuary of luxury, complete with a private balcony, a walk-in closet, and a bespoke ensuite featuring an oversized shower, bespoke stone bathtub, and an auto toilet. Three additional ensuite bedrooms, each boasting private balconies, fully fitted wardrobes, and automated toilets, cater to both comfort and convenience. The heart of the home lies in its modern amenities. A fully fitted kitchen with an oversized sink, disposal unit, gas stove top, double-sized electric oven, wine cooler, and bar setting sets the stage for culinary excellence. The open-plan living and dining room seamlessly connects to terraces, enhancing the indoor-outdoor experience. A guest facility with an automated toilet, a modern wood burner with a thermostatic fan, dedicated outdoor enclosed wood storage, a mezzanine study area with full connectivity, a wine cellar, a laundry room, and basement storage ensure every aspect of daily living is considered.

Practicality meets luxury with private parking for 2/3 cars, zoned Central HVAC and Underfloor heating for every room and living area, 8 TV coves, LAN connectivity, and Wifi throughout. Dimmer switches and Apple HomeKit-enabled lighting/audio add a touch of sophistication. Dual solar panels for hot water and Daikin HVAC units on a concealed service roof further exemplify the commitment to modern eco-friendly living.

This exquisite villa is not merely a residence, it is an immersive lifestyle experience. Offered with a complete furnishings and appliances package, including crockery and glasses, the sale is accompanied by a 12-month warranty on all appliances. This ensures a seamless transition into a life of unparalleled comfort.

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|-----------------------------|----------------|-------------------------------|
| 4 bedrooms                  | 4 bathrooms    | 268m <sup>2</sup> Build size  |
| 998m <sup>2</sup> Plot size | Swimming Pool  | immaculate condition          |
| near transport              | fitted kitchen | air conditioning              |
| central heating             | floor heating  | underfloor heating throughout |
| fireplace                   | solar power    | beautiful garden              |
| garden                      | terrace        | barbecue                      |
| car port                    | parking        | pool                          |
| private pool                | alarm system   | 24h security system           |