

## 4 спальная комната вилла продается в Nueva Andalucia, Málaga

2.350.000€



NUEVA ANDALUCIA ... 4 Bedroom, 5 Bathroom Villa

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A fully refurbished, luxurious family villa in Marbella Country Club, a prestigious, fully gated community in Nueva Andalucia.

The villa blends a Mediterranean outdoor with a more contemporary interior. It offers a great sensation of being at home along with great outdoors for relaxing or entertaining.

LAYOUT: Entry level offers an entrance with cloakroom for guests, a cosy sitting room with fireplace and double height ceiling with gallery, a separate dining area with adjacent fully fitted open plan kitchen & breakfast bar. Also on this level is 1 bedroom en-suite, at present in use as an office. Direct access from all rooms to the outdoor terraced area, large swimming pool and probably one of the best outdoor kitchen areas in the entire area, offering amongst other integrated pizza oven, extra large gas grill, BBQ, etc. The terraces in total measure approximately 190m<sup>2</sup>.

Upstairs is a small gallery with glass balustrade and further 3 bedrooms en-suite, the main bedroom comes with a grand master bathroom, including dressing area and small private terrace with views to Marbella's famous mountain La Concha.

A small and cosy basement offers a 2nd sitting room with wine bodega, bathroom, storage facility. SPECS include air-conditioning hot & cold, under floor heating individually controlled by area, built-in wardrobes in all bedroom, double glazing, ceramic floors throughout.

A state-of-the-art security system indoor & outdoor is also provided for, along with comprehensive CCTV by the community, with only 1 entrance/exit.

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|------------------------------------|------------------------|-----------------------------------|
| 🏠 4 спальни                        | 🚿 5 ванные комнаты     | 🏠 268m <sup>2</sup> Размер сборки |
| ⛶ 994m <sup>2</sup> Размер участка | ✅ Close To Golf        | ✅ Close To Shops                  |
| ✅ Close To Town                    | ✅ Close To Schools     | ✅ South West                      |
| ✅ Excellent                        | ✅ Recently Refurbished | ✅ Private Pool                    |
| ✅ Air Conditioning                 | ✅ Hot A/C              | ✅ Cold A/C                        |
| ✅ Underfloor Heating               | ✅ Garden               | ✅ Pool                            |
| ✅ Covered Terrace                  | ✅ Near Transport       | ✅ Ensuite Bathroom                |
| ✅ Private Terrace                  | ✅ Double Glazing       | ✅ Utility Room                    |