



## Detached Villa in Nueva Andalucía

Price: 2,295,000 EUR

Reference: R4289647 Bedrooms: 4 Bathrooms: 3 Plot Size: 173m<sup>2</sup> Build Size: 325m<sup>2</sup> Terrace: 82m<sup>2</sup>





## Location: Nueva Andalucía

A new house in Nueva Andalucia, close to Puerto Banús.

HOUSE/Liveable: 246 m<sup>2</sup>

CONSTRUCTION: 325 m<sup>2</sup>

ROOF TERRACE: 82 m<sup>2</sup>

COURTYARD TERRACE: 173m<sup>2</sup>.

PLOT: 556 m<sup>2</sup>

PREMISES: 3-5 bedrooms,

4 bathrooms, kitchen, 2 livingrooms,

terrace, patio, summer kitchen,

swimming pool, parking for 2 cars

With high-quality materials the built villa offers a luxurious setting for enjoying life. Double windows and efficient air-water heat pump system keep the home at the most suitable temperature for you, and luxurious floor heating guarantees warm feet even in winter.

The house has a spacious master bedroom and guest rooms with their own bathrooms. In addition, the house has a work and guest rooms with shared bathroom. Three bedrooms have intriguing, custom-made wardrobes. There are a total of four bathrooms with showers in the house. The floors and shower of all bathrooms are waterproofed. The surfaces have wonderful, light marble-patterned tiles, combined with black single-lever faucets and showers.

The home's fresh and light kitchen was designed by KÖK Studio Santos. High-quality household appliances are Gaggenau, Liebherr and Siemens brand offering only the best. The house has a separate utility room with Siemens washing machine and tumble dryer and Fabrisol cabinets.

The floor material for the outdoor areas and the swimming pool is Cristacer Logan Cream 90x90 ADZ with a non-slip surface. The outdoor spaces come pre-installed with the possibility of heating the swimming pool, an outdoor shower and an outdoor kitchen with barbecue areas. Next to the swimming pool is an atmospheric fire place area for the Spanish evenings. Brick structure, light the custom-made kitchen is equipped with Sunstone's metal doors, drawers and sinks designed for outdoor kitchens.

In addition, a private parking space for two cars. Motorized door with remote control. Electric car charging point pre-installed. Access control at both the front and main doors is performed with EKEY or a similar fingerprint sensor.

price includes all appliances and interior.

Ask for more pictures



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## Features:

### Setting

Close To Golf  
Close To Port  
Close To Shops  
Close To Sea  
Close To Town  
Close To Schools  
Close To Marina

### Pool

Private

### Features

Fitted Wardrobes  
Near Transport  
Private Terrace  
Marble Flooring  
Double Glazing

### Garden

Private

### Category

Luxury

### Orientation

North  
South

### Climate Control

Air Conditioning  
Hot A/C  
Cold A/C

### Furniture

Fully Furnished  
Part Furnished  
Optional

### Security

Entry Phone  
Alarm System

### Condition

Recently Renovated  
New Construction

### Views

Mountain  
Garden  
Urban  
Street

### Kitchen

Fully Fitted

### Parking

More Than One  
Private