



# House for sale in Nueva Andalucía, Marbella

**3,795,000 €**

Reference: RS10459 Bedrooms: 4 Bathrooms: 5 Plot Size: 1,702m<sup>2</sup> Build Size: 881m<sup>2</sup> Terrace: 157m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Introducing a stunning four bedroom villa, in the highly sought in the heart of the “Golf Valley” with panoramic views

This elegant home was built in 2012 by the current owners, who have added endless extra features throughout the house, such as marble flooring with underfloor heating, armored shutters behind floor to ceiling windows, which when opened hide away in to the walls, automatic lighting as you walk, and a lift to all levels of the property.

### Entrance

You enter the grounds though double electric gates and proceed up the driveway to the main entrance of the house. On this level you have parking for at least 6 cars and a further underground garage for 4 car in the basement, which you also access via the driveway.

### Main house level

On entering the house you have an impressive hallway with mezzanine looking down from the upper floor, to the left you have a guest w/c and further along you will find the kitchen, which is set back from the living space but still open plan so you can interact with guests in the living and dining areas. The kitchen features a large island taking centre stage of the room, all the appliances are top of the range with a NEFF hob, American style fridge freezer, porcelain sink and built in dishwasher.

You can enter the living space from either the entrance hallway or the kitchen, both lead to a 71m<sup>2</sup> living room, which is laid out in three parts. The dining area is situated in front of the kitchen, with the main living and entertaining space in the center of the room. The third part of the room, separated by a working gas fire feature place, is a quaint TV/snug area, a perfect place to put your feet up at the end of the day. The whole level looks on and leads to a 165m<sup>2</sup> main terrace, elevated above the pool level, it is the perfect entertaining space to watch the sun go down over the mountains.

### First floor

As you walk up the staircase and on to the landing you enter the second bedroom with en-suite bathroom. On the same level sits the 42m<sup>2</sup> master suite with a walk in wardrobe, en-suite bathroom and another large terrace. The bathroom is light and airy with his and her sinks, large sunken bath and walk in shower. The bedroom faces out to a 119m<sup>2</sup> terrace, here you have views to the golf and mountain range including the famous La Concha at the back of the house.

### Lower level

As you walk down to the lower level of the house, to your left you will find the ultimate “man/woman cave” with a fully stocked bar, snooker table, cinema room and gymnasium.

Passing the entertaining rooms and down the hallway, you enter a two bedroom, one bathroom self-contained apartment with fully fitted kitchen, wood burner fire and its own private entrance. You also have a laundry room with fitted washer and dryer, additionally this space could easily manage a third bedroom. The apartment leads out to another large terrace and heated infinity pool with a stunning gazebo and built in BBQ, the edge of the pool looks over on to the garden below.

This beautify designed home has been carefully thought out and created with the highest efficiency to reduce running costs using such features as solar panels, extra thick walls and a private well. The furniture can be included at an extra cost.





## Features:

Lift	Gym	Jacuzzi
Barbeque	Basement	CloseToTown
CloseToSchools	OfficeRoom	AmenitiesNear
Airconditioning	FirePlace	MarbleFloors
SatelliteTV	SolarPanels	GuestRoom
StorageRoom	Alarm	DoubleGlazing
DiningRoom	GuestToilet	PrivateTerrace
LivingRoom	SeparateApartment	MountainView
Golfview	UnderFloorHeating	AutomaticIrrigationSystem
HomeAutomationSystem	LaundryRoom	InternetWifi
ElectricBlinds	FittedWardrobes	PanoramicView
CinemaRoom	CloseToSeaBeach	CloseToGolf
UncoveredTerrace	GameRoom	GlassDoors
ExcellentCondition	CoveredTerrace	OptionalFurniture
GuestApartment	PetsAllowed	GoodCondition
ArmoredDoor	InternetFibre	kitchenette
WalkinCloset	MatureJardens	CloseToRestaurants
GarageIncludedInPrice	StaffAccommodation	MainsElectricitySupply
MainsWaterSupply		