



## VILLA IN NUEVA ANDALUCIA, MARBELLA

La Alzambra Vasari, Nueva Andalucía, 29660 Marbella, Málaga, España

# 2.600.000 €



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**The essentials**

<b>Area:</b> 385 m <sup>2</sup>	<b>Lot size:</b> 300 m <sup>2</sup>
<b>Plot:</b> 504	<b>Bedrooms:</b> 5 beds
<b>Bathrooms:</b> 5 baths	<b>Toilets:</b> 1 half bath
<b>Floors:</b> 2 floors	<b>Garage:</b> 2
<b>CEE:</b> En Trámite	<b>Status:</b> Excellent
<b>Category:</b> Villa	<b>ID property:</b> C395V
<b>Year built:</b> 2005	<b>Año remodelado:</b> 2024

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## Main features

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Double glazed windows, Fireplace, Furnished, Furnished kitchen, Kitchen equipped with appliances, Parking, Pool, Private Garden, Security door, Terrace, Villa

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Fortuny Hogares Únicos presents this beautiful and newly renovated villa that captivates with its design, views, and exclusive location.

### Location

The property is located in Nueva Andalucía, Marbella, offering a prime location with easy access to a variety of amenities, such as shops, restaurants, international schools, as well as the beaches of Puerto Banús and several renowned golf courses like Los Naranjos, Aloha, and Las Brisas. This exclusive development combines luxury, tranquillity, and convenience. The 24-hour security provides an exceptional lifestyle in one of the most prestigious areas of the Costa del Sol.

### Layout

The beautiful villa is south-facing and is set on a 504m<sup>2</sup> plot with a total built area of 385m<sup>2</sup> and 189m<sup>2</sup> of terraces. It is distributed over two floors plus a solarium floor and consists of an entrance hall, a spacious, bright, and modern living-dining room with a fireplace, a kitchen with a breakfast area, five bedrooms with fitted wardrobes, and five en-suite bathrooms. The master bedroom and another bedroom have access to a spacious terrace with unobstructed views. The solarium consists of 67m<sup>2</sup> with panoramic views of the valley and mountains.

### Qualities

The villa was built in 2005 and has been newly renovated. It features excellent qualities, including a security entrance door, marble floors, double-glazed security windows, hot and cold air conditioning, and Siemens appliances. The property is being sold with furniture included.

### Outdoor Areas

The garden is an oasis of tranquillity and beauty, full of mature vegetation that provides privacy and a charming natural environment. The pool, located in the heart of the garden, is perfect for cooling off during hot summer days, while the sunbed area invites you to relax in the sun and enjoy the starry nights. This garden is the perfect place to unwind and enjoy the serenity it offers.

### Regulations

Energy certificates are in process. In compliance with the Andalusian Government Decree 218/2005 of October 11, we inform consumers that the indicated price does not include expenses derived from the purchase of the property according to current laws (ITP, notary fees, and, in the case of new construction, VAT).

### Contact Us

We present a perfect combination of luxury, comfort, and access to a wide range of services and activities, making this property an exceptional choice for those looking to enjoy everything Marbella has to offer. For more information, please do not hesitate to contact us. We will be happy to help you.

