

## 5 bedroom Villa for sale in Marbella, Málaga

1,995,000€



STUNNING FAMILY VILLA LOCATED WALKING DISTANCE TO PUERTO BANUS AND LOCAL AMENITIES





This impressive villa was constructed in 2017 and is conveniently located in the El Rodeo area of Nueva Andalucia, just a short walk to the Real Padel club, local bars, restaurants and Puerto Banus.

This very private villa has been constructed using only the finest materials and finishes throughout and is surrounded by a beautiful manicured garden.

The property comprises of an entrance hall, guest cloakroom, a large living room, with dining area and open plan kitchen with utility area, all finished and fitted with Miele appliances. A key feature to this large open plan space, are the rap around by folding doors that lead out onto a stunning terrace area with bbq area, providing an abundance of light throughout the whole of the open plan living space. The rap around terrace has been designed to catch the all day sun and leads onto a large heated swimming pool.

The first floor comprises of a large master bedroom with en-suite bathroom, dressing area and doors to a lovely terrace with views of the tropical gardens, there are two further double bedrooms, both with en-suite bathrooms, fitted wardrobes and sliding doors to the first floor terrace. From the landing there are stairs leading you up to a huge 71m<sup>2</sup> private solarium with stunning views of La Concha mountain.

Downstairs leads you to a large basement area complete with skylight, allowing lots of natural light to flow in making this perfect games room/cinema area an ideal space for all the family. On this level are a further two double bedrooms complete with en suite bathrooms and fitted wardrobes

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|--|---|--|
|  5 bedrooms                  |  5 bathrooms |  311m <sup>2</sup> Build size |
|  569m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> 140 m <sup>2</sup> terrace   |
| <input checked="" type="checkbox"/> Carport garage   | <input checked="" type="checkbox"/> Private garden  | <input checked="" type="checkbox"/> Private pool   |
| <input checked="" type="checkbox"/> Amenities near   | <input checked="" type="checkbox"/> Transport near  | <input checked="" type="checkbox"/> Air conditioning   |
| <input checked="" type="checkbox"/> Fully furnished  | <input checked="" type="checkbox"/> Fully fitted kitchen  | <input checked="" type="checkbox"/> Fireplace  |
| <input checked="" type="checkbox"/> Basement   | <input checked="" type="checkbox"/> Guest room  | <input checked="" type="checkbox"/> Storage room   |
| <input checked="" type="checkbox"/> Alarm  | <input checked="" type="checkbox"/> Security entrance   | <input checked="" type="checkbox"/> Double glazing   |
| <input checked="" type="checkbox"/> Dining room  | <input checked="" type="checkbox"/> Barbeque  | <input checked="" type="checkbox"/> Telephone  |



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