

## 4 sovrum Villa till salu i Nueva Andalucia, Málaga

4.450.000€



NUEVA ANDALUCIA ... 4 Bedroom, 5 bathroom Villa

FREE Notary fees exclusively when you purchase a new property with MarBanus Estates





Situated in the pretty residential community of Parcelas del Golf, this luxurious home is nestled right in the very heart of the most exclusive location, with the 3 famous golf courses of Las Brisas, Los Naranjos and Aloha within just a short buggy-ride from the front door!

This wonderfully located designer villa in a secure and gated community in Nueva Andalucia is the most perfectly-formed family home, emphasising luminosity and open-plan living to the maximum.

Situated in the sought-after residential gated community of Parcelas del Golf, the villa is perfect for those wishing to enjoy the wonderful facilities, shops, restaurants and of course beach for which Puerto Banus, Aloha and Nueva Andalucia is famous.

Access to this remarkable Marbella home is via the gated concierge entrance from where all visitors are monitored with the community installation of a state-of-the-art surveillance system. This Villa is uniquely positioned on a corner within the community where 3 of the residential streets meet, and here is the focus of one part of the sophisticated camera system, ensuring that this location is prime in terms of safety and peace of mind.

Built on a corner plot within the community, the first impression of this Marbella home is the wonderful arabesque detail adorning the front gates and the double-height window which is fitted onto the front facade of the villa. With access to the carport via automated gates, the villa is easily accessed when arriving home with suitcases or shopping. Alternatively there is the option to enter via the private driveway into the huge garage which is located under the main house. Within the "basement" level is further reformed space with electricity and water installations, ready to be transformed into a further bedroom suite, or a cinema room, gym, spa... the options show the great potential with

- |  |  |  |
|--|--|--|
|  4 sovrum                        |  5 badrum |  500m <sup>2</sup> Bygg storlek |
|  1.121m <sup>2</sup> Tomtstorlek | <input checked="" type="checkbox"/> Close To Golf  | <input checked="" type="checkbox"/> Urbanisation   |
| <input checked="" type="checkbox"/> Close To Shops   | <input checked="" type="checkbox"/> Close To Schools   | <input checked="" type="checkbox"/> Close To Forest  |
| <input checked="" type="checkbox"/> South  | <input checked="" type="checkbox"/> Excellent  | <input checked="" type="checkbox"/> Private Pool   |
| <input checked="" type="checkbox"/> Air Conditioning   | <input checked="" type="checkbox"/> Hot A/C  | <input checked="" type="checkbox"/> Cold A/C   |
| <input checked="" type="checkbox"/> Underfloor Heating   | <input checked="" type="checkbox"/> Panoramic  | <input checked="" type="checkbox"/> Golf   |
| <input checked="" type="checkbox"/> Garden   | <input checked="" type="checkbox"/> Pool   | <input checked="" type="checkbox"/> Covered Terrace  |
| <input checked="" type="checkbox"/> Near Transport   | <input checked="" type="checkbox"/> Ensuite Bathroom   | <input checked="" type="checkbox"/> Private Terrace  |