



ANA CUESTA
AGENCIA INMOBILIARIA
REAL ESTATE AGENCY

Ana Cuesta Real Estate inmobiliaria

Avenida de la Union 48, Atalaya Park
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Reference: 3546-V008

Property type: Villa

Sale/rent: For sale

Price: 3.750.000 €

Condition: New

Address:

Nº: Floor: 0

Town: Marbella

Province: Malaga

Postal Code: 29660

Zone: Nueva Andalucía

ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kWh/m ² año	Emisiones kgCO ₂ /m ² año
A más eficiente		
B		
C		
D		
E		
F		
G menos eficiente		
	In process	

sqm built: 828
Living area sqm.: 536
Plot Sq.meters: 1415
sqm Terrace: 0
Bedrooms: 5
Bathrooms: 5
Toilets: 0
cupboards: 0

Lift: Yes
Pool: Yes
Garages: 2
terraces: 0
Storage room: Yes
garden: Yes
courtyard: No
furnished: No

floor:
air conditioner:
hot water:
fuel:
Orientation:
Antiquity:
Outward/Inward:
community fees/month: 0

Description:

Villa in Nueva Andalucia, surrounded by an idyllic landscape of golf courses. It has its own 1.415m² plot with a total of 928m² built with special attention to detail, with five bedrooms with en-suite bathrooms and spacious rooms. The villa has a building licence and complies with all environmental regulations.

The Nueva Andalucia golf valley is known worldwide for having some of the best golf courses on the Costa del Sol. It is also just a few minutes drive from Marbella, and even closer to the famous Puerto Banus.

This prestigious residential area has a wide variety of services, from restaurants, sports clubs, hospitals, schools, shops, etc.

The spaces are very spacious throughout the house, as well as being flooded with light in all rooms thanks to the large windows. This in turn allows the barriers that separate the interior from the exterior to be eliminated, creating a unique space in perfect harmony with the gardens and the swimming pool.

There is a lift that connects all levels.

On the first level of the villa, the spectacular entrance leads to a living room with separate dining area, and a fully equipped kitchen open to the dining room. The kitchen has sliding doors that allow it to be completely independent if desired.

The three large bedrooms with bathroom en-suite are located on this floor. One of them has direct access to the garden.

The large outdoor area invites you to enjoy it all year round, thanks to the barbecue area and the large infinity pool.

The large master bedroom covers the entire first floor. It has a dressing room and an en-suite bathroom with a hydro-massage bath and an independent shower, as well as a double washbasin. The large bedroom terrace has a Jacuzzi to enjoy relaxing and watching the sunset.

The basement of these houses in Nueva Andalucia is a part of the house with great prominence thanks to the large heated pool, the sauna, the fifth bedroom with bathroom en-suite and a large garage for 4 vehicles.

This villa has been specially designed with special attention to energy efficiency and thermal and acoustic insulation. With a clean, modern and elegant design combined with first class finishes.
