

# BROMLEY ESTATES

*Marbella*



## HOUSE 5 BEDROOMS 5.5 BATHROOMS IN NUEVA ANDALUCIA

📍 Nueva Andalucia

REF# BEMR4691545 €3,495,000

BEDS	BATHS	BUILT	PLOT	TERRACE
5	5.5	514 m <sup>2</sup>	1455 m <sup>2</sup>	421 m <sup>2</sup>

This modern style villa is situated in a privileged location in Nueva Andalucia: in a quiet gated community of detached villas, surrounded by the golf courses of Los Naranjos and Las Brisas.

### Location:

Nueva Andalucia boasts five of the best golf courses on the Costa del Sol, as well as the renowned Aloha College, for parents looking to enroll their children in an international school. It is less than a 10-minute drive to the beach and the glamorous marina of Puerto Banus with its shopping centers, designer shops, excellent restaurants and cafes, lively bars, and trendy beach clubs.

### Distribution:

Step inside and be greeted by entrance hall that leads to a bright and open living space. The floor-to-ceiling windows allow natural light to flood in, creating an inviting atmosphere. From here, you have direct access to both covered and open terraces that overlook the private pool and garden.

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The open-plan design seamlessly connects the living room, dining area, and fully fitted kitchen equipped with high-end appliances. On this level, you will also find two guest bedrooms with en-suite bathrooms.

The upper floor is dedicated entirely to relaxation and comfort. It features a master bedroom complete with an en-suite bathroom, dressing area, and access to a spacious private terrace offering partial sea views. There is also one more guest bedroom on this level with its own en-suite bathroom.

But that's not all – the basement presents endless possibilities for development such as a gym or wellness area, home cinema or entertainment room. You'll also find another guest bedroom here along with garage space for three cars.

## Materials:

This property has been designed keeping your utmost comfort in mind – featuring underfloor heating throughout the entire house as well as an elevator connecting all floors.

## Our opinion:

Don't miss out on making this stunning villa yours! And if you're worried about furniture – don't be! It is negotiable so you can make it truly your own.



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