

# BROMLEY ESTATES

*Marbella*



## HOUSE 6 BEDROOMS 6 BATHROOMS IN NUEVA ANDALUCIA

📍 Nueva Andalucia

REF# BEMR4802593 €4,375,000

BEDS	BATHS	BUILT	PLOT	TERRACE
6	6	785 m <sup>2</sup>	1200 m <sup>2</sup>	158 m <sup>2</sup>

This magnificent villa, thoughtfully crafted from natural materials, is designed to harmonize with its verdant surroundings, creating an oasis of tranquility and privacy. The property unfolds over three meticulously designed levels, each offering a unique blend of comfort, style, and functionality.

The ground floor invites you into a spacious living room, perfect for relaxed evenings or lively gatherings. The open-plan kitchen, fitted with Gaggenau appliances, is a culinary enthusiast's dream, seamlessly flowing into the dining area and a cozy TV room that doubles as an office. This level extends effortlessly onto expansive terraces, where an outdoor kitchen, living, and dining areas set the stage for alfresco entertaining. The highlight is the stunning infinity pool, featuring salt chlorination for a refreshing dip amidst the lush greenery.

Ascend to the first floor, where the luxurious master suite awaits, complete with a walk-in closet and a private terrace that offers breathtaking views. Two additional en-suite bedrooms on this floor ensure comfort

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and privacy for family and guests. The rooftop terrace is a true sanctuary, featuring seating areas around a fire pit, a jacuzzi, and provisions for an additional outdoor kitchen, making it the perfect spot to enjoy the stunning sunsets.

The basement is a haven of entertainment and wellness, offering a TV room with pre-installed kitchenette connections, allowing for customization to your taste. A games room, gym, and spa complete with a sauna and Hammam provide endless opportunities for relaxation and fitness. Two additional bedrooms, including one en-suite, offer flexible living arrangements, while the optional kitchenette installation adds to the villa's versatility.

Sustainability is at the heart of this home, with pre-installed solar panels on the sundeck, zoned floor heating for optimal comfort, and a user-friendly home automation system accessible through a single app. The villa is fully furnished, with all pieces included in the price, ensuring a move-in ready experience.

Designed with both luxury and practicality in mind, the villa features advanced technology integration, including pre-installations for curtain motorization and multiple TV placements in the entertainment spaces. Gardeners have discreet access to equipment rooms, maintaining the property's serene ambiance without intrusion.

This villa offers the unique advantage of flexible top-floor remodeling, allowing you to tailor the space to your personal preferences. It is not just a home, but a lifestyle—an invitation to experience the finest in contemporary living, all within the serene embrace of Marbella's natural beauty.



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