

# BROMLEY ESTATES

*Marbella*



## HOUSE 5 BEDROOMS 5 BATHROOMS IN NUEVA ANDALUCIA

📍 Nueva Andalucia

REF# R5046937 €4,500,000

BEDS	BATHS	BUILT	PLOT	TERRACE
5	5	454 m <sup>2</sup>	993 m <sup>2</sup>	280 m <sup>2</sup>

Brand New Villa with Breathtaking Golf & Mountain Views – Los Naranjos Golf, Marbella

Nestled in a private cul-de-sac right by the renowned Los Naranjos Golf Club, this contemporary villa offers a perfect blend of modern comfort and prime location. Just an 8-minute drive to the beach, it's ideal for those seeking peace without losing access to Marbella's vibrant lifestyle.

Spread across four levels, this home is designed with clean lines, wide open spaces, panoramic windows that invite the outdoors in. The main living area flows seamlessly onto sun-drenched terraces, making it feel like one expansive space — perfect for entertaining or relaxing with family.

Enjoy incredible views of the golf course and La Concha mountain, especially from the rooftop – an unbeatable spot for late-night drinks under the stars.

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## Key Features:

5 bedrooms, all ensuite bathrooms

Private 100m2 rooftop solarium with panoramic 360° views with La Concha

Elevator from basement to rooftop

Fully furnished with elegant, modern decor

Underfloor heating & individual climate control

Advanced domotics system (lighting, climate, security, sliding doors, alarm system and advanced camera system)

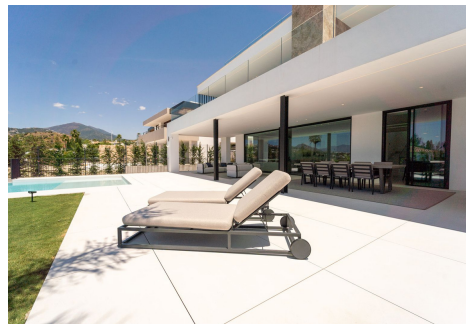
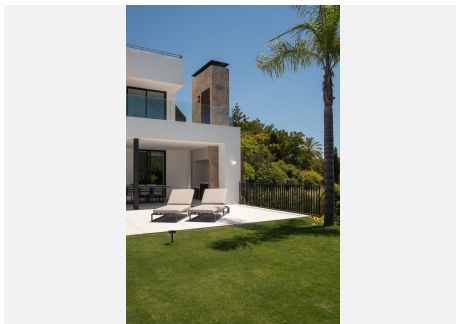
Saltwater pool and landscaped gardens

Pre installation for Outdoor BBQ kitchen

Spacious garage + carport

Basement with bar, lounge, wine cellar, two spacious bed rooms & potential for separate guest apartment

This home truly has it all – privacy, high-end finishes, cutting-edge technology, and a location that's hard to beat. Move-in key ready but still leaves space to make it your own.



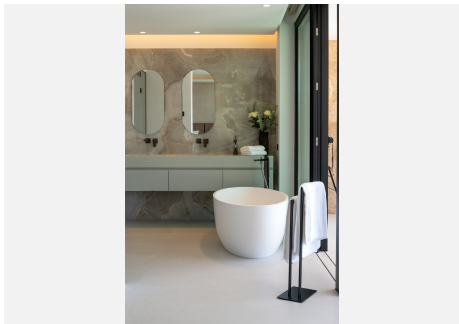
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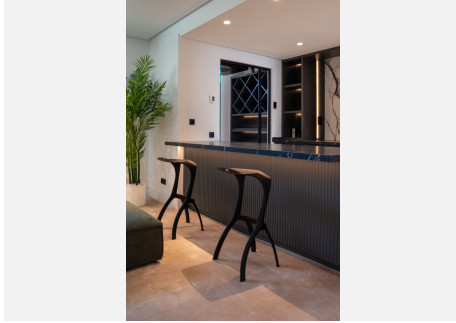
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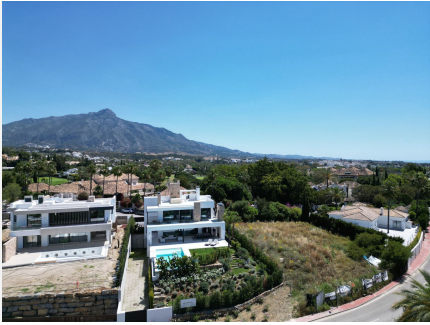
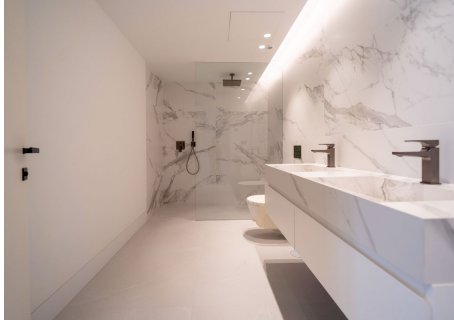
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## CUADRO DE SUPERFICIES

<b>SOBRE RASANTE</b>		
SUP. CONSTRUIDA CERRADA PLANTA BAJA	96,09 m <sup>2</sup>	
SUP. CONSTRUIDA CERRADA PLANTA ALTA	95,43 m <sup>2</sup>	
SUP. CONSTRUIDA CASETON CUBIERTA	3,80 m <sup>2</sup>	
<b>TOTAL SUP. CONST. CERRADA SOBRE RASANTE</b>	<b>195,32 m<sup>2</sup></b>	
<b>SUP. PORCHES</b>		
Porche salón	69,32 m <sup>2</sup>	
Porche dormitorios	14,96 m <sup>2</sup>	
Porche coches	50,31 m <sup>2</sup>	
Teraza cubierta delantero	20,90 m <sup>2</sup>	
Porche lateral	6,25 m <sup>2</sup>	
<b>PLANTA CUBIERTA</b>		
Solarium	199,50 m <sup>2</sup>	279,67 m <sup>2</sup>
<b>BAJO RASANTE</b>		
SUP. CONSTRUIDA SÓTANO	256,02 m <sup>2</sup>	
	<b>TOTAL</b>	<b>734,01 m<sup>2</sup></b>
<b>POSIBLE AMPLIACIÓN</b>		
		57,33 m <sup>2</sup>
<b>PISCINA</b>		
SUP. LÁMINA DE AGUA	12,50 m <sup>2</sup>	
CUARTO INSTALACIONES PISCINA	15,12 m <sup>2</sup>	