

# ALL IN

real estates



## Townhouse in Nueva Andalucía

Bedrooms	<b>4</b>	Bathrooms	<b>4</b>	Built	<b>231m2</b>	Plot	<b>0m2</b>
<b>R4646059</b>		<b>Townhouse</b>		<b>Nueva Andalucía</b>		<b>990.000€</b>	

Luxurious villa available for sale in the prime location of Marbella's prestigious "Nueva Andalucía," just moments away from the renowned Los Naranjos Golf course and a mere 10-minute drive from the iconic Puerto Banus. This remarkable property has undergone a complete renovation, boasting meticulous attention to detail and the finest materials. The villa features four spacious double bedrooms, each thoughtfully designed for optimal comfort, with bed sizes ranging from 160 cm to 180 cm. The layout comprises a guest or maid's bedroom on the ground floor, along with three additional bedrooms, all complete with en-suite bathrooms and built-in wardrobes. The bathrooms showcase luxurious amenities, including large walk-in showers, freestanding bathtubs in one, bidets, and high-tech features such as Amazon Alexa smart speakers in the first-floor bathrooms. Further enhancing the living experience, the villa boasts modern conveniences such as Samsung Neo QLED TVs in every bedroom and the living room. The lighting system is intelligently designed with LED fixtures featuring double and triple controls, while presence sensors and smart ignition illuminate the staircase. Exterior lighting, including garden lights, is also LED-equipped with day and night sensors for added efficiency. The meticulously crafted kitchen is outfitted with top-of-the-line appliances from the Klarstein Germany range, complemented by custom-made cabinetry and premium finishes. Interior doors, including the entrance door, are constructed from laminated wood for durability and security, offering access via key, card, or fingerprint recognition.

Ensuring year-round comfort, the property features advanced heating and cooling systems, including ceiling-mounted units on the ground and first floors, individual controllable underfloor heating in each room, and radiators in the attic. Additionally, an LG air conditioner provides further climate control options. For water quality maintenance, a ValRom Soft 10 SIMPLEX salt-based water hardening system is installed to prevent limescale deposits. Outdoor amenities include two private parking spaces, one within a roofed garage and the other conveniently located near the entrance.

Double Glazing  
Fitted Wardrobes  
Solarium

Double Glazing  
Marble Flooring  
Utility Room

Ensuite Bathroom  
Private Terrace