



## SAMOSTATN? STOJÍCÍ VILA 4 LOŽNICE

📍 Nueva Andalucía

**REF# R4403107 – 3.690.000€**

IBI

1686 €/YEAR

Garbage

278 €/YEAR

Community

384 €/YEAR



4

Ložnice



4.5

Koupelny



393 m<sup>2</sup>

Built



1011 m<sup>2</sup>

Plot



230 m<sup>2</sup>

Terrace

### FULLY RENOVATED

Welcome to a truly exceptional property that has undergone a complete renovation, resulting in a masterpiece of design and craftsmanship. Every aspect of this unique villa has been meticulously curated

to create a living space that exudes luxury and refinement. The attention to detail is evident throughout, from the bespoke interior design to the carefully chosen furnishings.

### ELEGANCE AND SPACIOUS INTERIORS

Step into a world of extravagance as you explore the outdoor oasis that accompanies this property. Immerse yourself in the stunningly landscaped garden, take a refreshing dip in the inviting swimming pool, or savour delightful moments with loved ones at the BBQ area. And that's not all – venture into the basement, where a realm of indulgence awaits. Here, you'll discover an entertainment room to captivate your evenings, a well-equipped gym to keep you active, and a bathroom featuring a Turkish bath for the ultimate relaxation experience. Nestled in the serene environs of Nueva Andalucia, this amazing villa presents an idyllic retreat in a tranquil neighbourhood. The main floor beckons you with an elegant entrance hall and a convenient cloakroom. The spacious and luminous lounge area seamlessly connects to a southeast-facing terrace, drenched in sunlight and showcasing breath-taking views of the majestic La Concha mountain. Take a moment to appreciate the pool, enveloped by meticulously designed Mediterranean gardens and a charming gazebo, ensuring your privacy and serenity. Indulge in culinary delights in the fully fitted modern kitchen, complete with an island for both functionality and aesthetics. The dining area harmoniously complements the culinary space. A guest bedroom with an en-suite adds to the convenience of this floor. Ascend to the upper level, where a guest bedroom with en-suite facilities awaits, along with the pièce de résistance – the opulent master bedroom boasting a private bathroom and access to a terrace that offers sweeping vistas of the prestigious Golf Valley. The lower level of this exquisite villa is a haven for entertainment and relaxation. An inviting entertainment lounge beckons for moments of leisure, while an additional guest bedroom with en-suite accommodations ensures comfort for all. The luxurious bathroom, complete with a Turkish bath, adds a touch of lavishness to your daily routine.

### AREA

This exceptional villa is situated in a location that defines convenience. Esteemed international schools, upscale boutiques, delectable dining venues, lively bars, sun-soaked beaches, and exclusive beach clubs are all within your grasp. For a dash of excitement, try your luck at the nearby casino. Embrace the allure of shopping and socializing in glamorous destinations like Puerto Banus, San Pedro, and Marbella Centre, each offering an array of amenities and experiences that encapsulate the essence of this captivating region. Nueva Andalucia's reputation as the "Golf Valley" is well-deserved, boasting five prestigious golf courses that perfectly juxtapose lush green fairways against the backdrop of magnificent mountains and the shimmering Mediterranean Sea. With convenient access to the highway, the charming town of Marbella is just a short drive away, while the vibrant nightlife of Puerto Banus awaits with a quick and easy taxi ride from your doorstep. Your dreams of a luxurious lifestyle are realized in this enchanting haven of opulence. Don't miss the opportunity to make this captivating villa your own. Contact me today for an exclusive viewing!.



