



## VILLA MIT 4 SCHLAFZIMMER

📍 Nueva Andalucía

**REF# R4761094 – 4.595.000€**

IBI

1006 €/JAHR

Wohngeld

516 €/JAHR



4

Schlafzimmer



6.5

Bäder



475 m<sup>2</sup>

Built



1164 m<sup>2</sup>

Bauland



154 m<sup>2</sup>

Terrace

Welcome to this stunning residence located in the heart of Nueva Andalucía. This luxurious villa combines classic Provençal architecture with modern amenities, offering an exceptional living experience.

### Entrance Level

Step into the grand double-height entrance, leading to a grand, open-plan kitchen, living, and dining area.

This expansive, multi-use space is perfect for entertaining, family gatherings, or a quiet evening in front of the natural wood-burning fireplace. This level also features a bedroom with an en-suite bathroom and direct access to the outdoor kitchen and pool area. With space and plans for a second en-suite bedroom on this level, this beautiful abode ensures there is ample space for guests or family.

#### First Floor

The first floor is dedicated to the master suite, offering breathtaking sea views. When one en-suite bathroom ceases to be enough, an outdoor bath and shower on the private terrace give the owners options in what is a feature piece for this glorious property that continues to offer up surprises. This secluded retreat ensures privacy and luxury, making it a perfect sanctuary.

#### Basement

The basement is designed for both relaxation and entertainment. It includes two further en-suite bedrooms, both with natural light, and one featuring a walk-in closet. The spa area boasts a hammam, sauna, plunge pool, and shower room, providing a private retreat within your home. In addition to providing extra storage, the maintenance room on this level has a separate water tank that eliminates the risk posed by any potential summer drought. A bar and cinema room complete the list of delights on offer in this subterranean utopia.

#### Outdoor Spaces

The property's outdoor areas are equally impressive, with glamorous windows and French architecture adorning the residence's exteriors, accompanying a private pool, and meticulously manicured gardens. Multiple terraces provide ideal spaces for relaxation, including a covered seating area and a separate breakfast terrace to enjoy the morning light. The outdoor kitchen is perfect for alfresco dining, creating a seamless indoor-outdoor living experience.

#### Local Area

Situated in the prestigious Nueva Andalucía, the property offers both tranquility and proximity to Marbella's vibrant amenities. Enjoy world-class golf courses, fine dining, and luxury boutiques just a short drive away. The area combines the best of both worlds, providing a peaceful retreat with easy access to the lively Puerto Banús.







