

**Detached Villa in Nueva Andalucía**

**Price: 4,300,000 EUR**

**Reference: R4130104 Bedrooms: 6 Bathrooms: 6 Plot Size: 1550m<sup>2</sup> Build Size: 620m<sup>2</sup> Terrace: 0m<sup>2</sup>**



---

## **Location: Nueva Andalucía**

An immaculate villa with the best construction and qualities. Constructed in 2006 by the original owner, no detail has been left and is of solid construction to the highest of standards and build qualities. Just a few minutes walk from the Aloha Strip, Mosh, Seven, supermarkets and all the local bars and restaurants. Close to many golf courses such as Las Brisas, Los Naranjos and La Quinta and also to the International schools such as Aloha and Laude. Puerto Banus is a mere 5 minute drive away. A super location close to everything both on foot or if driving also.

This magnificent villa is set back off the road behind solid electric gates with parking ample for many cars. The plot is plentiful but manageable and is in a very well kept and established condition throughout.

As you enter the villa, there is a super open plan lounge with a beautiful vaulted wooden ceiling and windows overlooking the pool area. There is a fireplace to the centre of the wall. A dining area is in the lounge to one end. A very impressive room made for entertaining.

There are patio doors leading to a covered terrace which overlooks the swimming pool and gardens a wonderful area to relax in. There is ample space for lounging, wining and dining.

There is a great sized fully fitted kitchen with all the major appliances built in, American double fridge freezer, built in microwave, oven hob and extractor fan and a centre island for extra worktop use. There is an additional dining table in the kitchen with doors to the garden.

From the hallway, there are 2 bedrooms which mirror themselves in style both being double in size with a mezzanine floor reached by wooden staircase which can have multiple uses in either of these bedrooms as maybe an area for a child in a cot, a private work area to be used as an office, a kids play room, a nannys room, there are many different uses this area can have. There are en suites to both of these bedrooms having top quality sanitary wear in the bathrooms with marble surrounds to the wash hand basins. Separate showers, windows and both are very spacious. The bedrooms are all fitted with an ample supply of solid wood wardrobe doors and in immaculate order.

In the hallway there is a guest WC and a whole wall of fitted storage units.

A hand made solid iron ornate sweeping staircase with solid wood handrails takes you up to the first floor where you will find the master bedroom suite with a vaulted ceiling and a terrace overlooking the pool with seating and relaxing area to chill in the summer nights while the sun goes down. The wardrobes are extensive filling both sides of the walls. The en suite has a feature jacuzzi bath set within a bay window and separate shower.

There is another double bedroom with en suite facility with plenty of natural light in the bedroom and the en suite. In addition there is another terrace on this level accessed by a door off the master bedroom.

On the lower ground level, this is where the fun begins as it has so much space and not a single thing has been left out and in addition it is mostly full of natural light.

Here you will find three bedrooms all double in size with natural light. 2 have en suites and there is a family bathroom.

There is a snooker room with a full size snooker table and sliding wooden doors to a fully equipped gymnasium with natural light leading to a changing room with shower, washroom and a Sauna. There is a professional cinema room with chairs and screen.

Along with the other high quality features in this property is also a fully fitted bodega.

From the bedrooms, there is a laundry shoot to the utility room based in the basement of this amazing property. The utility room has washing machine, dryer and ironing facilities, again there is natural light in this room.

The list of qualities in this wonderful villa just goes on and on. There is nothing left to do in this immaculate property.

All the woodwork is solid and in great condition.

The walls have a cavity, so there is no threat of any musty smells or damp going into the rooms in the basement. or any of the rooms within the villa.

The garden has a very manageable swimming pool and is set in a wonderful grassed area with sunbeds surrounding the pool. There are mature trees in the garden ensuring total privacy.

To one side of the garden is a child's play area overlooking the car parking area which is laid with cobblestones. There is covered parking for 2 or 3 cars to one end of the parking which could easily be enclosed and enlarged.

The villa comes with the benefit of gas central heating, underfloor heating in the bathrooms, hot and cold air conditioning in every room, double glazed windows.

The villa is in perfect condition and rarely is there such a quality villa on the market within walking distance to all the bars, restaurant and shops you could wish for.

This villa has to be seen, you will not be disappointed.

**Features:****Setting**

Close To Golf  
Close To Port  
Close To Shops  
Close To Town  
Close To Schools

**Pool**

Private

**Orientation**

East  
West

**Condition**

Excellent

**Climate Control**

Air Conditioning  
Hot A/C  
Cold A/C  
Central Heating  
Fireplace  
U/F/H Bathrooms

**Views**

Garden  
Pool

**Features**

Covered Terrace  
Fitted Wardrobes  
Near Transport  
Private Terrace  
Gym  
Sauna  
Games Room  
Storage Room  
Utility Room  
Ensuite Bathroom  
Marble Flooring  
Jacuzzi  
Bar  
Barbeque  
Double Glazing  
Staff Accommodation  
Near Church  
Basement  
Fiber Optic

**Furniture**

Not Furnished

**Kitchen**

Fully Fitted

**Garden**

Private  
Landscaped  
Easy Maintenance

**Parking**

More Than One  
Private

**Category**

Golf  
Luxury  
Resale