



# Frakoblet villa til salg i Marbella

3.995.000 €

Reference: R5182345    Soveværelser: 5    Badeværelser: 5    Grundstørrelse: 900m<sup>2</sup>    Byg Størrelse: 490m<sup>2</sup>    Terrasse: 150m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Welcome to this modern and very well built house in the lower Nueva Andalucia area. As you enter you are greeted with a large open kitchen that leads to the dining and living area, from here you can access the large covered terrace and onto the pool area with ample space for sunbathing and with an outdoor shower. On the main floor you have a bedroom ensuite currently used as an office. On the first floor you have 3 bedroom ensuite, all with access to a covered terrace. From here you have stairs leading onto the solarium which has been fitted with solar panels yet leaving space to create an entertaining space. In the basement floor you have the laundry area, a 2nd guest toilet, a bedroom suite, a large room that could be used as a cinema room etc and lastly a large garage for up to 4 cars. All floors are accessed by stairs or an elevator. The technology in the house is modern with water based underfloor heating powered by aerothermic system, the ac is through the Airzone system, water filters & solar panels make this house very efficient to live in. A house in a very central position makes this a perfect all year living or a holiday home with the added bonus of being an attractive rental property due to its size and location.



## Funktioner:

### Funktioner

Dækket terrasse  
 Løfte op  
 Privat terrasse  
 Opbevaringsrum  
 Ensuite badeværelse  
 Dobbeltvindue  
 Bryggers  
 Grill  
 Adgang for mennesker med reduceret mobilitet  
 Solarium  
 Spille rum

Kælder

### Synspunkter

Hav  
 Have  
 Pool

### Pool

Opvarmet  
 Privat

### Have

Privat

### Kategori

Holiday Homes  
 Luksus  
 Viderealg  
 Golf

### Orientering

Syd

### Indstilling

Tæt på golf  
 Tæt på havn  
 Tæt på butikker  
 Tæt på skoler  
 Tæt på havet  
 Tæt på byen

### Møbel

Ikke møbleret

### Sikkerhed

Alarmsystem  
 Elektriske persienner

### Klima kontrol

Aircondition  
 U/f opvarmning

### Tilstand

Fremragende

### Køkken

Fuldt monteret  
 Kitchen-Lounge

### Parkering

Garage