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# Villa Nueva

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## Localization

Country : Spain

City : Marbella

Address : Puerto Banus / Ref; SM 1734

## Properties

Type : Villa

Bedrooms : 4

Bathrooms : 4

Sleepings : 8

Showers : 0

WC : 4

## Features

Garage - Air conditioning - Wifi - Pool - Pool Heating - Parking - Barbecue - Near golf course - Animals accepted  
- Garden - Near the beach - Views - No smoking

## Description

An exceptional four bedrooms villa that seamlessly combines contemporary design with traditional Andalusian charm right in the heart of Nueva Andalucia. The villa is ideally located in the Los Naranjos Hill Club residential development which is very a tranquil and quiet residential area. The villa has a south facing orientation which means there are beautiful views and maximum sunlight at all times of the day.

The villa has been constructed over three levels and there are 4 bedrooms all having en-suite bathrooms. The villa was recently renovated and has top quality finishes and materials throughout. On the entrance level, there are two bedrooms, a guest bedroom on the left and the master bedroom further to the right. Both have en-suite bathrooms.

Moving up to the first floor which is home to another beautiful bedroom. This bedroom enjoys a spacious terrace with sun throughout the day. The lower level of the villa features an additional living area, office and a guest bedroom en-suite. From here there is direct access to another private garden. The villa has a garage.

The kitchen is fully equipped with all modern appliances. The living room is spacious and bright and offers direct access out to the terrace and garden area with swimming pool. Outside in the garden area is a wonderful spot for enjoying some al fresco dining with friends or family.

If you are looking for a modern villa for your holidays in Marbella then this is the perfect option for you. The property is close to restaurants, beaches, shops, supermarkets, golf and also the bustling marina of Puerto Banus. This property has a heated pool option which is an additional cost of 250 euros per week. If you would like to request a heated pool option.

### **Accommodation:** 220m<sup>2</sup>

*Ground floor;*

Entrance

Open plan bright living room

Guests cloakroom with WC

Fully equipped kitchen with all modern appliances with direct access to terraces with summer dining

Bedroom 1; Double bedroom Queen size 160cm bed with en-suite bathroom with shower room with WC

Bedroom 2; Double bedroom Queen size 160cm bed with en-suite bathroom with shower room with WC

*First floor;*

Bedroom 3; Double bedroom Queen size 160cm bed with en-suite bathroom with shower room with WC

*Lower level*

Secondary living room

Bedroom 4; Double bedroom Queen size 160cm bed with en-suite bathroom with shower room with WC

Office room

Laundry room

Garage/ Parking

Opening to a second garden

**Outdoor Features: 827m²**

Garden  
Spacious terrace  
Large swimming pool  
Terrace, furniture, sun beds etc.  
Dining table  
Barbecue  
Private parking

**Features & Amenities:**

Sleeps 8 max: 4 bedrooms, 4 bathrooms, 4 WCs  
Wi-Fi Internet  
Air-conditioning / reversible  
Fully equipped kitchen with dishwasher /freezer /coffee maker /toaster /microwave/ oven /cooking utensils /refrigerator, etc  
Laundry room washing machine & tumble dryer  
TV Cable/Satellite  
Gated community with 24-hour security  
Distance sea views  
Safe  
Hairdryer  
Sound system  
Heated Swimming pool  
Security system  
Private parking & Garage

**Services Included in the Rental:**

End of stay cleaning *(if the Villa is not left in a reasonable state a supplement will be charged)*  
Bed linen, bath and pool towels are provided  
Weekly linen change for bookings of one week or more  
Swimming pool maintenance

**Extras not Included in the Rental: on request when booking & subject to availability**

Refundable Security Deposit TBA € to be paid to the agency with the final rental instalment  
Extra maid service available on request starting from 25 € per hour  
Pool heating on request *please enquire*  
Cook /Chef service on request  
Transfers from Airport on request

**Please Note:**

Pets allowed on request  
Personal means of transport advised  
Check-in time – 4.00-7.00pm  
Check-out time – 10.00am  
No smoking in the Villa  
Language spoken by staff Spanish & English

**Location:**

Puerto Banus 6 km  
Beach Puerto Banus 5.7  
Marbella 15 km  
Benahavis 13 km  
Sotogrande 52 km  
Mijas 48 km  
Malaga Costa del Sol Airport 77 km  
Gibraltar 71 km  
Seville 217 km  
Several Golf within 5 minutes' drive

**Galerie**











