

## House Five-bedroom (6+1)

€ 5 007 997 | CZK 125 250 000

740 m<sup>2</sup>, Nueva Andalucia, Marbella



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Total area	740 m <sup>2</sup>
Plot	1100 m <sup>2</sup>
Floor area	420 m <sup>2</sup>
Terrace	320 m <sup>2</sup>
Parking	Yes
Cellar	-
PENB	G
Reference number	107530

The majestic residence built in a historic style on a south-facing plot has now been completely renovated and forms part of the secure gated community of Haza del Conde in Nueva Andalucía, west of Marbella.

On the ground floor of the stunning villa there is a bright representative space consisting of a living room, dining room and open kitchen. Another room on this floor is suitable for conversion into an office or guest room. On the first floor there is a master suite with **panoramic views**, a dressing room and a private terrace. The basement is dedicated to 3 bedrooms, a cinema room and a **wellness area**. There are a total of **6 bathrooms** in the house. All levels have spacious **terraces**, and in the lower part there is an **outdoor pool** and a landscaped **garden** with an automatic irrigation system.

The interior of the house was designed with an emphasis on functionality and style using first-class natural materials. The kitchen with a **cooking island** and premium appliances is perfectly matched with elegant furniture in earthy tones, which creates an exclusive, yet cozy atmosphere. The wellness area with a **jacuzzi** and **sauna** is the perfect place for relaxation and entertainment.

The residential area of **Haza del Conde** in Nueva Andalucia offers above all peace, privacy and wonderful views of the sea, nearby golf courses and mountains. It is only a few minutes drive from the bustling town of **Puerto Banús** and the charming streets of **Marbella's** old town. A direct flight from Prague to Malaga takes about 3.5 hours, and the drive from the international airport to the villa is about 45 minutes.

Floor area 420 m<sup>2</sup>, terraces 320 m<sup>2</sup>, plot 1,100 m<sup>2</sup>.

