

Marbella / Naranjos

# Luxury single storey villa in the so called Golf Valley of Marbella.

Property ID: ES22385449



[www.von-poll.com](http://www.von-poll.com)

**PURCHASE PRICE: 2.235.000 EUR • LAND AREA: 1.135 m<sup>2</sup>**

Property ID: ES22385449 - 29660 Marbella / Naranjos

- At a glance
- The property
- Energy Data
- A first impression
- Contact partner

Property ID: ES22385449 - 29660 Marbella / Naranjos

## At a glance

Property ID	ES22385449	Purchase Price	2.235.000 EUR
Bedrooms	4	Equipment	Terrace, Guest WC, Swimming pool
Bathrooms	4		
Year of construction	2022		

Property ID: ES22385449 - 29660 Marbella / Naranjos

## Energy Data

Type of heating	Underfloor heating
Power Source	Electric
Energy information	At the time of preparing the document, no energy certificate was available.

Property ID: ES22385449 - 29660 Marbella / Naranjos

## The property





Property ID: ES22385449 - 29660 Marbella / Naranjos

## The property



Property ID: ES22385449 - 29660 Marbella / Naranjos

## The property





Property ID: ES22385449 - 29660 Marbella / Naranjos

## The property





Property ID: ES22385449 - 29660 Marbella / Naranjos

## The property



Property ID: ES22385449 - 29660 Marbella / Naranjos

## The property



Property ID: ES22385449 - 29660 Marbella / Naranjos

## A first impression

This villa combines luxury and nature in an exceptional setting. A unique villa built on a single level and designed to enjoy the Mediterranean lifestyle in a relaxed way, imagine soaking up the sun's rays, relaxing in the chill-out area by the pool, picking fresh vegetables from your own garden, or just relaxing on a sun lounger in the evening on a lazy summer's afternoon. The villa has been carefully studied, with a special architectural design in which each house has been planned on a single floor, and which also has its own landscaped and ecological garden to enjoy the freshness of nature. The buyer of this villa will be able to cook with their own ingredients and food, inspired by the aroma of the aromatic species that will characterize their home (Laurel, Thyme or Lavender) and taking advantage of the comfort of their home which has large terraces, garden areas, swimming pool and chill out area with winter fire. The villa has an underground garage and a large basement that can be customized to the taste and lifestyle of each family. This house is located in one of the most renowned residential areas of Marbella, the famous Golf Valley, an urbanized area with all kinds of services and amenities within a short drive and surrounded by the most renowned golf courses in Nueva Andalucía: Los Naranjos, Las Brisas, Aloha Golf or La Quinta among others. The famous and cosmopolitan marina of Puerto Banús, with its luxury shops and the best restaurants in the area, is only a 5 minute drive away. The Westin La Quinta Golf Resort & Spa is just around the corner, where you can enjoy an unforgettable experience in its magnificent SPA, restaurants and other hotel services. The Marbella Casino and Marbella Arena add luxury entertainment to the area and top international schools such as Aloha, Laude and San José are within walking distance. Just a few minutes from the mountains, the lake of Istán, the Castaño Santo route to enjoy on foot or by bicycle or the beautiful golden beaches of the Malaga coast, this exclusive project combines luxury, nature and exclusivity. We know that life on the Costa del Sol is best enjoyed outdoors, which is why each home has its own landscaping project and an ecological vegetable garden with a cultivation area of around 36 m2. The landscaped areas will have lawns with automatic irrigation system with diffusers, as well as pre-installation of lighting in the gardens so that the client can personalise it to their taste. In addition to the fabulous private swimming pool which will have saline chlorination, areas of different depths and a space to place sun loungers to relax in the sun, in our pleasant garden we will have a lovely chill out area with a winter fire, perfect for enjoying a pleasant evening by candlelight. In the construction we will have the most advanced technologies such as Aerotermia, LED lighting, home automation system controlled by Apple iPad-Wi-Fi 32GB and the best brands such as Technal, Neff or Villeroy & Boch. All this allows us to achieve a comfortable, modern and efficient home, a 21st century home. The combination of natural



colours and the use of wood create an exceptional sensation of absolute comfort and an intimate union with nature.

Property ID: ES22385449 - 29660 Marbella / Naranjos

## Contact partner

For further information, please contact your contact person:

Daniel Ritter

---

Centro Comercial Guadalmina IV, local 14 Marbella

E-Mail: [marbella@von-poll.com](mailto:marbella@von-poll.com)

*To Disclaimer of von Poll Immobilien GmbH*

---

[www.von-poll.com](http://www.von-poll.com)