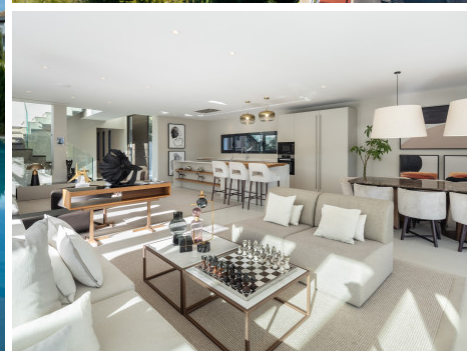




Haza del Conde, Nueva Andalucia  
 Villa Gardenia

bedrooms **6**    bathrooms **7**    built <sub>m<sup>2</sup></sub> **660**    terrace <sub>m<sup>2</sup></sub> **318**    plot <sub>m<sup>2</sup></sub> **1.420**



community -- month    garbage 278 € year    ibi 1.755 € year    for sale **4.100.000 €**

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

## Haza del Conde, Nueva Andalucia

# Villa Gardenia

This exceptional modern property is located in the heart of Nueva Andalucía, steps away from the renowned Los Naranjos golf club and a short drive from Puerto Banús and Marbella Golden Mile. The residence spans across three levels, sitting on a generous 1,420m<sup>2</sup> plot and boasts a stunning manicured garden.

The main entrance level boasts a welcoming foyer with a guest powder room, an expansive living room with an integrated dining area and an open-plan, fully equipped kitchen complete with Miele appliances. This level also features two generously sized bedrooms, each with its own private en-suite bathroom.

The upper level of the home offers two additional bedrooms, including a luxurious master bedroom with dedicated dressing and lounge areas for added comfort and convenience. The master bedroom opens up to an ample terrace that provides sweeping views of the surrounding area.

The basement level is versatile and includes a laundry room, a cosy TV lounge, a Turkish bath, ample storage space, staff quarters equipped with a kitchen and bathroom, a private guest suite with its own bathroom and a spacious five-car garage.

The outdoor spaces are both extensive and adaptable, featuring inviting porches, expansive terraces, well-manicured gardens, a barbecue area and a substantial saltwater swimming pool, offering numerous options for leisure and entertainment.

Additional amenities include air conditioning, underfloor heating throughout, a home automation system for controlling curtains, lighting, music and security systems, high-quality Porcelanosa flooring, as well as efficient heating and cooling solutions, making this property an ideal contemporary oasis.

Reference	501617	Beds	6	Built m <sup>2</sup>	660
Type	Villa	Baths	7	Interior m <sup>2</sup>	660
Location	Haza del Conde, Nueva Andalucia	En-suite Baths	---	Terrace m <sup>2</sup>	318
		Guest Toilets	1	Plot m <sup>2</sup>	1.420
		Pax	---		
Pool	Private	Community	---	Levels	---
Garden	Private	Garbage	278 € / year	Floor	---
Garage	Private	IBI	1.755 € / year	Orientation	South/East
Parking slots	3	Construct Year	---	EPC	In Progress

For sale

**4.100.000 €**

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