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NUEVA ANDALUCÍA

■■■■■ ■ Nueva Andalucía

■■ 4 500 000 €

■■■■■■■■ R5536237

4	5	363 m²	815 m²
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Beautifully renovated throughout, this elegant second line golf villa in Nueva Andalucía combines classic architectural character with a sophisticated contemporary interior and extensive upgrades across both levels. Situated on an 815 m² plot overlooking the golf course, the property offers 363 m² of built space, with open views across the fairway towards the surrounding hills. The renovation has been extensive, with new flooring installed across both levels, new internal doors throughout, bespoke oak joinery, custom wardrobes, fitted shelving and decorative wood panelling in every room. The interiors combine traditional architectural detailing, including panelled walls, deep skirting boards and framed doors, with chevron oak flooring, large-format stone finishes and carefully integrated recessed lighting. A uniform 2700K warm lighting specification has been installed throughout the property, creating a consistent and refined atmosphere. The main reception level comprises a spacious living room with an inset fireplace and bespoke oak detailing, opening directly onto the terrace and garden through sliding glass doors. The open-plan kitchen and dining area features a completely new bespoke kitchen, premium Gaggenau appliances, a stone-topped island and an integrated filtered and boiling water tap. The villa offers four bedrooms and four bathrooms, in addition to a guest toilet. The principal suite occupies its own private wing and features direct garden access, a walk-in dressing room with glazed cabinetry and a luxurious marble bathroom with twin basins, a freestanding bathtub and walk-in shower. The additional bedrooms feature bespoke fitted wardrobes, upholstered headboards and en-suite bathrooms. The lower level has also been comprehensively upgraded and includes a newly fitted home cinema and a dedicated office, both finished with oak panelling, fitted desk and display shelving. This floor additionally benefits from a second kitchen and a separate laundry area, providing excellent flexibility and functionality. The property's technical infrastructure has been upgraded throughout. It has been completely rewired and fitted with a Control4 home automation system, allowing integrated control of lighting, climate, sound and security in every room. Additional upgrades include a new UniFi network with six access points, security cameras and smart door locks, new air-conditioning units and ductwork, new water heaters and pumps, and a comprehensive new lighting installation. Externally, the property features landscaped lawns, rendered retaining walls, natural ■stone ■terraces, ■a ■paved driveway ■and ■a ■garage ■with ■fitted storage. ■The ■south-west orientation ■provides ■excellent afternoon ■and ■evening ■sunshine, ■while the frontline ■golf ■position ■ensures ■attractive ■open ■views.

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