NUEVA ANDALUCÍA

sypialnie	■azienki	zbudowany m²	fabu■a m²
5	4	220	870

VILLA W NUEVA ANDALUCÍA

BEST BUY ALERT (Massively Reduced) Luxury 5 Bed villa in prime Nueva Andalucía location. Now at €1,695,000 (from €1,880,000). Nestled in a charming cul-de-sac in the heart of Nueva Andalucía, this spectacular Andalusian-style villa offers an irresistible blend of modern design and prime location. Just a leisurely stroll from vibrant shops, delightful bars, and top-notch restaurants, this residence places you in the very heart of Marbella's sought-after lifestyle. VILLA: You enter the grounds through double electric gates to the expansive driveway offering parking for many cars. As you walk into the villa you're greeted by a bright spacious open-plan living, dining & kitchen area that flows effortlessly onto a spacious terrace. Ideal for lounging or dining alfresco. The terrace offers direct access to your private heated pool and sunbathing area, a perfect oasis of relaxation. On this main level, you also have a double bedroom with en-suite bathroom and a convenient guest toilet. Ascend to the upper floor to discover four additional double bedrooms, with three of them having patio doors opening onto a lovely terrace with stunning views of La Concha mountain. One of the bedrooms has an en-suite bathroom and there is also a further family bathroom on this level. GROUNDS: The wraparound garden invites you to enjoy lawns, swimming pool and sunlit patios perfect for relaxing or entertaining. EXTRA BASEMENT: This lower floor offers an exciting opportunity to create an independent apartment, ideal for guests, staff, or even a rental unit. LOCATION: Located in one of Marbella's most sought after residential locations "Nueva Andalucia", only 5 mins drive away from the world famous luxury marina / beach town of Puerto Banus. Puerto Banus is one of the most chic marinas in the world, full of designer shops and luxury restaurants. The beaches along this part of the coastline are stunning and host most of Spain's top beach clubs / restaurants. However, due to its popularity (hustle and bustle) most buyers prefer to live just outside this area in the beautiful Nueva Andalucia Golf Valley, which is a more classy and tranquil location. Clients can then dip in and out of Puerto Banus as and when they want to party with the rich and famous. Marbella's incredibly beautiful old town and palm tree lined promenade are also only around 15 mins drive away. Malaga airport is only approx. 40 mins drive away. THE VENDOR INFORMS US THAT: IBI (council tax) is approx. € 1715 per annum. BASURA (rubbish tax) is approx: € 280 per annum. Community Charges are approx. € 55 per month. Contact us now to reserve or view this beautiful villa and great deal.

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