



## SAMOSTATN? STOJÍCÍ VILA 5 LOŽNICE

📍 Nueva Andalucía

REF# R3780094 – 1.495.000€

IBI

1600 €/YEAR

Garbage

140 €/YEAR



5  
Ložnice



4  
Koupelny



382 m<sup>2</sup>  
Built



610 m<sup>2</sup>  
Plot



60 m<sup>2</sup>  
Terrace

Location! Location! Location!

Large Mediterranean Villa with south orientation sea Views located in the upper part of Nueva Andalucía. The property has very easy access from the Main Street in proximity of all amenities, restaurants, and golf

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courses. This property is great holiday home and with good rental potential.

The property is distributed over 3 levels. With 5 bedrooms and 4 bathrooms, a spacious living room with a fireplace, a good size fully fitted kitchen and terraces with private swimming pool. The house is designed in a Spanish style and has wonderful views from the house. The house is nice , but of course with a little modernization it can become an amazing home, combining the Andalusian and modern.

Nearest facilities:

Golf course: 1-5 minutes

Beach: 4 minutes

Restaurants: 3-5 minutes

Airport: 50 minutes

Marbella Puerto Banús: 5 minutes

Marbella town: 13 minutes

Estepona town: 18 minutes

About Nueva Andalusia:

A newly built area and the largest neighborhood in Marbella. It's an extensive residential zone with luxurious villas and apartments placed among charming gardens, commercial centers, and a vast range of restaurants. The perfect area for golfers as it is surrounded by 5 Golf large Courses. Due to the elevation, Nueva Andalucía is privileged with spectacular sea and mountain views. Only a 5' drive away from the nightlife center – Puerto Banus – yet far enough to enjoy the peaceful.

Interested? Contact us for more information and visits!

Ask us about our services: airport transfers, hotel reservations, tax identification number applications, opening bank accounts, as well as recommendations for lawyers, tax advisors, residence management, and Golden Visa applications.



