



## SAMOSTATN? STOJÍCÍ VILA 4 LOŽNICE

📍 Nueva Andalucía

**REF# R4544749 – 1.795.000€**

IBI

2370 €/YEAR

Garbage

278 €/YEAR



4

Ložnice



3

Koupelny



567 m<sup>2</sup>

Built



973 m<sup>2</sup>

Plot



86 m<sup>2</sup>

Terrace

This villa is ideally located within walking distance of supermarkets, shops, banks, and post offices, making daily life exceptionally convenient. Golf lovers will relish its proximity to Magna Marbella and Los Naranjos

Golf Club, a true golfer's paradise.

Perched on a corner, the villa enjoys sweeping views to the east, where you can admire La Concha, and to the west, you'll gaze upon the entire valley, mountains, sea, Morocco, and the iconic Gibraltar Rock. This is the ideal spot to savor unforgettable sunsets.

If you're in search of a home with incredible views, an unbeatable location, and limitless potential for customization, this villa is an extraordinary choice. You even have the opportunity to extend the property with an additional 90 square meters of living space.

Don't miss out on the chance to make this exceptional villa your own. Contact us today to schedule a viewing and experience the magic of this extraordinary property for yourself!

#### Property Highlights:

- 4 spacious bedrooms designed for ultimate comfort.
- An expansive living and dining area with a cozy fireplace opens up to terraces that provide panoramic views of the valley and the Mediterranean Sea.
- The fully equipped kitchen, complete with a laundry room, is a culinary haven and leads to a terrace with stunning sea vistas.
- The lower floor boasts a second living room with a fireplace and a bar, complemented by a versatile connecting room you can personalize to your liking.
- Two generously sized bedrooms and an immaculate bathroom ensure the comfort of your guests.
- An additional spacious guest bedroom with an ensuite bathroom has been beautifully renovated for maximum guest comfort.
- The property offers practical spaces, including a large multi-car garage and an extensive storage/workshop.
- Outside, you'll find a beautifully landscaped garden with fruit trees, solar panels, and even a vegetable garden, perfect for enjoying the Spanish sun and growing your fresh produce.





