



## SAMOSTATN? STOJÍCÍ VILA 7 LOŽNICE

📍 Nueva Andalucía

**REF# R4604035 – 8.900.000€**

IBI

5828 €/YEAR

Garbage

280 €/YEAR

Community

4200 €/YEAR



7

Ložnice



9

Koupelny



726 m<sup>2</sup>

Built



2548 m<sup>2</sup>

Plot



922 m<sup>2</sup>

Terrace

This fantastic villa is situated in the exclusive area of La Cerquilla, Nueva Andalucia, with breathtaking views to both sea and the iconic mountain La Concha. Puerto Banús, one of the most recognized luxury ports in the world is only a 10 min. drive away.

Here you will find a wide range of high fashion shopping, restaurants, beaches, beach clubs and buzzing nightlife all year round.

With over 300 sunny days a year this is the place to live that most people dream about.

The huge terrace with swimming pool, jacuzzi and tennis court is perfect for entertaining, and relaxing.

The interior of the villa consists of:

6 ensuite bedrooms

1 guest toilet

1 staff/guest flat with bedroom, living room, kitchenette and ensuite bathroom on the ground floor.

The ground floor also consists of a living area, wine room, technical rooms and a big garage for 3 or 4 cars

Sun panels provide for the heating of the swimming pool and also the underfloor heating throughout the house.

This villa is a fantastic investment opportunity for the future and a "must see"





