



SAMOSTATN? STOJÍCÍ VILA 6 LOŽNICE

📍 Nueva Andalucía

REF# R5038708 – 2.525.000€



6
Ložnice



4
Koupelny



300 m²
Built



1897 m²
Plot



59 m²
Terrace

Located in one of the most exclusive areas of Marbella, this magnificent villa with 6 bedrooms and 4 bathrooms combines elegance, privacy and an unbeatable location next to the prestigious Los Naranjos golf course.

The property offers ample interior spaces, ideal for both relaxation and entertaining. The main living room opens onto a spectacular terrace with chill-out area and outdoor dining area, from where you can enjoy panoramic views of the emblematic mountain of La Concha.

The bedrooms are spacious, comfortable and well distributed. Outside, the villa has a beautiful private garden and a large swimming pool surrounded by natural grass, offering a perfect environment to enjoy the sunny climate of the Costa del Sol throughout the year.

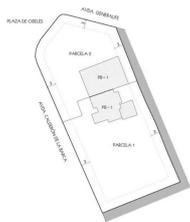
Just a few minutes from Puerto Banus and surrounded by the best golf courses, restaurants and services, this property is ideal both as a permanent residence and as a luxury investment in Marbella.





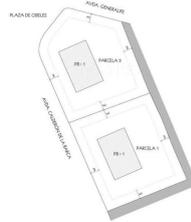
OPCIÓN 2: 2 PARCELAS PARA VIVIENDAS UNIFAMILIARES AGRUPADAS TRAS DEMOLICIÓN PORCHE:

	PARCELA 1	PARCELA 2	TOTAL
SUPERFICIE PARCELA	800	1.020	1.820
OCCUPACIÓN MÁXIMA	200	275	475
NÚMERO DE PLANOS	194,1	194,1	194,1
EDIFICABILIDAD MATERIALIZADA	0	199,1	199,1
EDIFICABILIDAD MÁXIMA	200	275	475



OPCIÓN 2: 2 PARCELAS PARA VIVIENDAS UNIFAMILIARES EXENTAS TRAS DEMOLICIÓN COMPLETA:

	PARCELA 1	PARCELA 2	TOTAL
SUPERFICIE PARCELA	800	800	1.600
OCCUPACIÓN MÁXIMA POR PARCELA	237,5	237,5	475
NÚMERO DE PLANOS	194,1	194,1	194,1
EDIFICABILIDAD MÁXIMA POR PARCELA	200	200	400



OPCIÓN 1: ESTADO ACTUAL:

SUPERFICIE PARCELA	1.900
OCCUPACIÓN MÁXIMA	475
NÚMERO DE PLANOS	194,1
EDIFICABILIDAD MATERIALIZADA	256
EDIFICABILIDAD MÁXIMA	370

