



## VILLA MIT 8 SCHLAFZIMMER

📍 Nueva Andalucía

**REF# R4409719 – 8.200.000€**



8

Schlafzimmer



7

Bäder



1150 m<sup>2</sup>

Built



1880 m<sup>2</sup>

Bauland

Impressive newly built villa conveniently located close to amenities and bustling Puerto Banus, yet nestled and quietly secluded in a cul-de-sac.

The home is spread over three floors; the main living area is on the ground floor, a full guest suite occupies the top floor, and a fully equipped play area is situated in the basement. For convenience, a lift has been installed.

Upon entering the property, a striking water fountain welcomes you. The large family kitchen features three fridges and two wine cellars, connected to the adjoining dining area with a separate door for unloading groceries. There's also a WC with a closet for guests. The ample and bright lounge area is surrounded by

floor-to-ceiling windows leading to the terraces. Additionally, there's a separate TV room with a fireplace.

On this level, four bedrooms with ensuite bathrooms can be found, including the master suite with a closet area, wood-burning fireplace, and a luxurious bathroom with both a jacuzzi bath and a walk-in shower. All but one bedroom have direct access to the garden.

The top floor hosts a separate guest suite with a bathroom, closet, fireplace, and an enormous terrace area with stunning views of the Concha mountain.

The basement is a true delight for the whole family, featuring a gym, sauna, steam room, jacuzzi, cinema room, full disco/bar, and a genuine Andalusian bodega with an additional kitchen. This floor also includes two bedrooms with bathrooms intended more as staff quarters and a garage for two cars. Two driveways offer parking for an additional 10 cars.

The house comes with full central heating with radiators, air conditioning, and LED lighting throughout.

A magnificent, lush garden provides privacy and surrounds the house, boasting an extensive list of fruit trees and a vegetable patch. The outdoor area is perfect for spending long, happy days or evenings with family and friends, offering a BBQ area, full kitchen, WC and shower, and two separate pools with plenty of sunny terrace areas as well as shaded spots to cater to all preferences.

Overall, this high-end villa is well-designed and can serve as a perfect family home or a great investment for generating a high rental yield due to its prime location.



















