



## DETACHED VILLA WITH 3 BEDROOMS

📍 Nueva Andalucía

**REF# R4684276 – 1.895.000€**

IBI

1011 €/YEAR

Garbage

180 €/YEAR

Community

192 €/YEAR



3

Beds



3

Baths



252 m<sup>2</sup>

Built



554 m<sup>2</sup>

Plot

Welcome to this modern villa with a great location with less than 10 minutes walking distance to the beach.

The layout is as follows:

Ground floor:

2 ensuite double bedrooms, open plan living with a modern kitchen and dining & living room area that leads to the terrace. The garden has a private pool, outdoor kitchen and a pergola you can enjoy.

First floor:

Master bedroom with an ensuite bathroom and a large private terrace area.

This villa is located in the heart of Nueva Andalucia with easy access to the beach, Puerto Banus & San Pedro. It's a great investment property and will generate a very high rental incomes due to the villas AAA+ location.

Keys at the office for easy viewings!





