

# BULK

REAL ESTATE



## HOUSE IN NUEVA ANDALUCÍA

Nueva Andalucía

**REF# R4677781 – 1.739.000 €**

4  
Beds

5  
Baths

218 m<sup>2</sup>  
Built

512 m<sup>2</sup>  
Plot

294 m<sup>2</sup>  
Terrace

Stunning Villa for sale in the heart of Nueva Andalucia - Marbella, Costa del Sol. Location, location, location! This property offers the perfect location, being close to Puerto Banus with its luxurious marina and shops, as well as the beautiful beaches and the Nueva Andalucia Golf Valley. Supermarkets, bars, and restaurants are also conveniently located nearby. This Villa has great potential as a permanent residence or a vacation home with high rental income potential due to its proximity to Puerto Banus. It features two entrances, one with direct access to the pool and gardens, and another to a covered garage and the main entrance. The property is divided into three floors: The entrance floor boasts a spacious living room with a fully equipped open plan kitchen with double fridge freezers, double oven & gas cooker. Direct access to a covered terrace and the pool, and a recently renovated guest bathroom. Enjoy both morning and afternoon sun from the terrace & swimming pool. On the upper floor, you will find three bedrooms, two of which have en-suite bathrooms and terraces, and one with an independent bathroom. The basement has been renovated into a separate apartment with its own entrance, storage space, laundry room, and dressing room. Making it convenient for both rentals or younger family members independent living space. The entire property benefits from underground heating. Not to mention Panasonic Eco hot & cold system for eco-friendly living and low utility bills. This property also has a professional valuation by Euroval of 1,865,369.24 euros,



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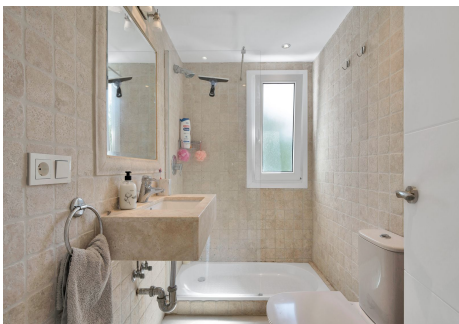
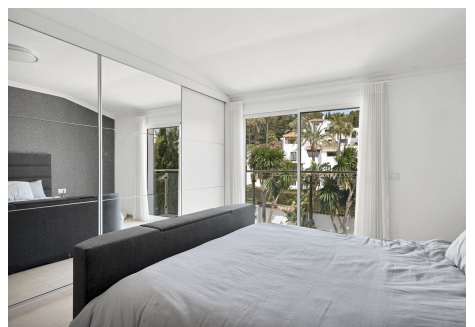
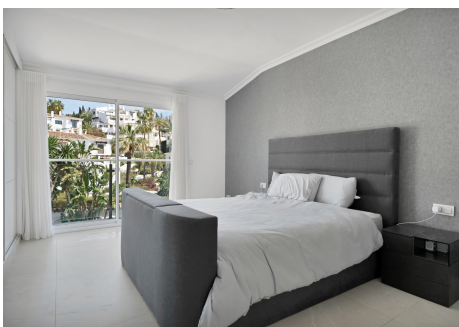
making it a unique opportunity to make your dreams come true. Don't miss out on this unique opportunity to own a stunning Villa in Nueva Andalucia. Contact us today to arrange a viewing.





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