

Detached Villa in Nueva Andalucía – 7 bedrooms – 8 baths
 Bedrooms **7** Bathrooms **8** Built **834m²** Plot **4348m²**
R5211730 **property** **Nueva Andalucía** **9.000.000€**

Attention investors/developers. Exclusive property in a privileged location that makes it unique on the market, just 200 metres from Puerto Banús. Large villa in good condition, with a total built area of 834 m² plus 573 m² of terrace and porches on a plot of 4,348 m². Built in 1991. East facing. The main building consists of a large entrance hall, guest toilet, large double height living room, separate dining room, kitchen, sitting room with access to the terrace, a bedroom with en-suite bathroom with separate access and service access. The upper floor comprises a sitting room, a second bedroom with access to a balcony and en-suite bathroom, a third bedroom with en-suite bathroom, a fourth bedroom with access to a terrace with magnificent views of La Concha and the sea, and a large room comprising a bedroom, dressing room, large bathroom and terrace with views. Large parking area and garage for 5 vehicles. Other buildings consist of a garage for one vehicle, a bedroom with bathroom for the driver, a bedroom with bathroom for the staff, and a laundry room. Large barbecue area with a large covered terrace. Infinity pool. Paddle tennis court. Beautiful gardens with a large number of trees. The plot is classified as consolidated urban land, SUC, and rated as UE-4 Detached Single-Family, with a minimum plot size of 1,000 m² and a buildable area of 30%. Due to the high price of real estate in the area, this property is sure to yield significant profits for investors/developers who wish to build up to four villas.

Barbeque

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Covered Terrace

Double Glazing

Ensuite Bathroom

Fitted Wardrobes

Guest Apartment

Marble Flooring

Near Transport

Private Terrace

Satellite TV

Staff Accommodation

Storage Room

Tennis Court

Utility Room

Wood Flooring