



# Vrijstaande Villa te koop in Nueva Andalucía, Marbella

9.000.000 €

Referentie: R5211730 Slaapkamers: 7 Badkamers: 8 Plotgrootte: 4.348m<sup>2</sup> Perceelgrootte: 834m<sup>2</sup> Terras: 573m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

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 m<sup>2</sup> plus 573 m<sup>2</sup> of terraces and porches on a plot of 4,348 m<sup>2</sup>. Built in 1981. 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 master suite 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 m<sup>2</sup> 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.



## Kenmerken:

### Extra's

Overdekt terras  
Nabij vervoer  
Privé Terras  
Satelliet TV  
Berging  
Ensuite badkamer  
Marmeren vloeren  
Dubbele beglazing  
Inbouwkasten  
Tennisbaan  
Gasten appartement  
Bijkeuken  
Houten vloeren  
Barbecue  
Personeel accommodatie

### Uitzicht

Mountain Bekeken  
Weids  
Garden Views  
Pool Bekeken

### Meubilering

Volledig gemeubileerd

### Beveiliging

Omheind complex  
Alarmsysteem  
Elektrische rolluiken

### Categorie

Investering  
Luxe  
Bestaande bouw

### Zonorientatie

Zuidoost Zonoriëntatie

### Ligging

Commerciele omgeving  
Dichtbij golfbaan  
Dichtbij haven  
Dichtbij zee  
Dicht bij winkels  
Dichtbij jachthaven

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

garage  
private Parking  
overdekte parkeerplaats  
More Than One

### Klimaatbeheersing

Airconditioning  
Open haard

### Huidige Staat

Goede conditie

### Tuin

private Garden

### Voorzieningen

Elektriciteit  
Drinkwater