

€2,275,000



## Villa For Sale in Nueva Andalucía

Ref: TOP1334

6

4

470m<sup>2</sup>

1.200m<sup>2</sup>

170m<sup>2</sup>

Stunning 6 bedroom villa is located only 400 metres from Los Naranjos Golf Club and a few minutes drive from Puerto Banús and local beaches and amenities.

Renovated earlier this year this contemporary property boasts a spacious exterior with outdoor pool, sun deck areas, terraces, mini pitch and putt course, petanque and jacuzzi! Inside each room has been designed to the highest specifications, offering modern living at its best.

This exceptional villa has 4 double bedroom + 1 family bedroom with 2 separate beds, 4 bathrooms and 1 guest toilet. It's built to high standards and the quality of materials is evident as soon as you walk in. It can house up to 12 people. This beautiful villa is situated in a small gated community of just three homes. There is no through road so it's very private and secure. It's less than 2 km away from the beach.

The villa is surrounded by two of the best golf courses in the area: Los Naranjos Capo de Golf and Real Club de Golf Las Brisas, which both are in walking distance.

The location of the villa is the beautiful, quiet area Nueva Andalucía. It's just 3km from famous harbor Puerto Banus with exclusive shops and an exquisite selection of restaurants.

This is a great 470m<sup>2</sup> house for entertaining all year round – especially at the poolside and for dining out on the 170m<sup>2</sup> terraces.

### COMMUNITY CHARGES:

We have been informed by the vendor that the: Community Charges are approx (Awaiting) per month

IBI (council tax) is approx (Awaiting) per year

Basura (Rubbish) is approx (Awaiting) per year

CONTACT US NOW FOR MORE PHOTOS AND VIEWINGS.

