



## Detached Villa in Nueva Andalucía

Nueva Andalucía

€ 9.000.000

 Estate type:	<b>villa</b>	 Area:	<b>834 m2</b>
 Terrace:	<b>573 m2</b>	 Number of bathrooms:	<b>8</b>
 Number of bedrooms:	<b>7</b>	 Garage:	<b>Yes</b>
 Pool:	<b>Yes</b>	 Plot:	<b>4348 m²</b>
 Air conditioning:	<b>Yes</b>	 Television:	<b>Yes</b>
 Close to golf courses:	<b>Yes</b>	 Wi-Fi:	<b>No</b>

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.



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