



## HOUSE 5 BEDROOMS 6 BATHROOMS IN NUEVA ANDALUCÍA

📍 Nueva Andalucía

REF# R4121317 3.500.000 €

BEDS

5

BATHS

6

BUILT

585 m²

PLOT

1115 m²

Rare opportunity to undertake a complete renovation, integrating a rooftop terrace with breathtaking sea views, or simply update the interiors. All square meters are already built, allowing for a swift and uncomplicated renovation process. While the villa would benefit from modernization, its current condition is excellent, making it immediately habitable. Located in one of Marbella's most prestigious developments and within walking distance of all amenities (shops, restaurants, beach, Puerto Banus, and tennis club). Also, just a short drive from golf courses and Aloha College. The villa enjoys a unique advantage of being situated on a plot with no neighboring properties, ensuring unparalleled privacy—a rarity to find such seclusion while being so close to amenities in a high-quality urbanization.

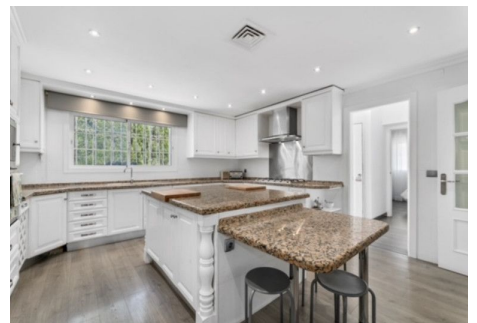
Spread across three floors, the property features a spacious driveway with parking for up to 7 cars. The ground floor comprises an entrance hall, living and dining area with access to the covered terrace and garden, a fully equipped kitchen, guest toilet/cloakroom, and two double bedrooms with en-suite bathrooms. Access to the rear garden is also available. The upper level hosts three double bedrooms, each with en-

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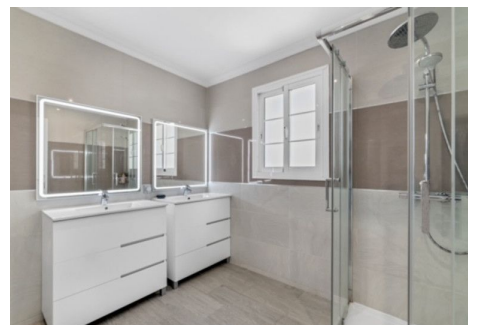
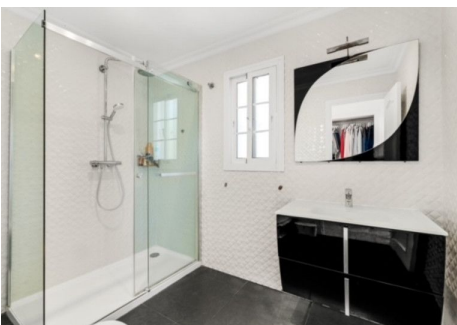
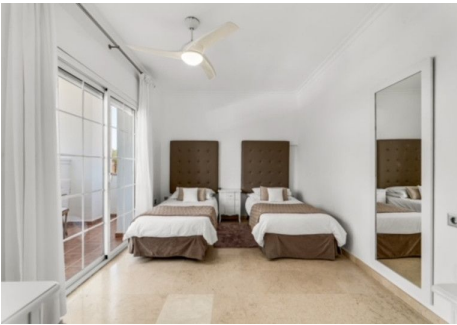
## ESTATES

suite bathrooms, built-in wardrobes, and private terraces. The lower level offers a laundry room, shower room, games room with a full-sized snooker table, and a bar area. An additional room could serve as a sixth bedroom or study, with ample space for a gymnasium, home cinema, or extra bedrooms.



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ESTATES



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