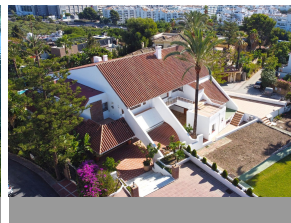


ALL IN

real estates



House in Nueva Andalucía

Bedrooms

7

Bathrooms

8

Built

834m2

Plot

4348m2

R5211730

House

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 terraces and porches on a plot of 4,348 m². 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 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
Double Glazing
Guest Apartment
Private Terrace
Storage Room
Wood Flooring

Barbeque
Ensuite Bathroom
Marble Flooring
Satellite TV
Tennis Court

Covered Terrace
Fitted Wardrobes
Near Transport
Staff Accommodation
Utility Room