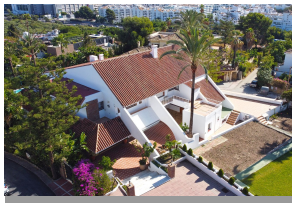
ALL IN real estates



# House in Nueva Andalucía

| Bedrooms | 7 | Bathrooms | 8 | Built | 834m2 | Plot | 4348m2 |
|---|---|---|---|---|---|---|---|

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|---|---|---|---|
| **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.

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|---|---|---|
| Barbeque | Barbeque | Covered Terrace |
| Double Glazing | Ensuite Bathroom | Fitted Wardrobes |
| Guest Apartment | Marble Flooring | Near Transport |
| Private Terrace | Satellite TV | Staff Accommodation |
| Storage Room | Tennis Court | Utility Room |
| Wood Flooring | | |