

## Villa for sale in Nueva Andalucía, Costa del Sol

5 Bedrooms | 5 Bathrooms | 585 m<sup>2</sup> Interior | 1,114 m<sup>2</sup> Plot | Garage Yes | Garden Yes | Pool Yes  
€ 2,279 IBI | € 185 Rubish tax | € 1,764 Community fees



### Property Description

BEAUTIFUL PRIVATE FAMILY HOME IN NUEVA ANDALUCIA, A FEW MINUTES WALKING DISTANCE TO BARS, RESTAURANTS & SHOPS OF ALOHA.

With some further investment, this property could be modernised further, increasing its value substantially.

5 bedrooms with en-suite bathrooms, plus a further bathroom & additional guest toilet.  
Private swimming pool with outdoor shower & beautifully manicured flat garden.  
Lower level with bar area, laundry room, games room with full sized snooker table and bathroom.  
There is plenty of additional space (including a separate room) to add additional features as desired, such as a cinema room, gymnasium or further bedrooms  
South west orientation, making the property bright with plenty of natural light.

Situated on a plot with no neighbouring villas either side of the property, making it extremely private. This itself is a rare luxury in such a convenient location.

Very close walking distance (2 minutes walk) to the bars, restaurants & shops of Aloha.

Located in the prestigious urbanisation of Atalaya de Rio Verde in Nueva Andalucia, only 15 minute walk or 3 minute drive to beach and Puerto Banus. 10 minute drive to Marbella. Excellent tennis club just across the street. 5 Golf Courses within a 5 minute drive.

Parking for up to 5 cars.

## Villa for sale in Nueva Andalucía, Costa del Sol

