



**Ref: 062094**

**Villa**

**Costa del Sol, Nueva Andalucia**

This stunning property is nestled in the heart of Nueva Andalucía and offers breathtaking views over the surrounding area and Mediterranean Sea. This property was initially built in DATE and totally refurbished in 2011. The property is just outside the hustle and bustle of Puerto Banús and offers easy access to both Marbella and San Pedro. Entering the property through the pedestrian gate, you are greeted by a spectacular wooden door, once passing through this you walk into the open-plan dining and living room with a sweeping staircase leading up to the first floor. On the same level there is a modern, open-plan kitchen with a feature glass floor with views down into the temperature-controlled wine cellar. The first guest bedroom is also located on this floor with access to a terrace that sweeps round the whole house with a perfect area for al fresco dining. Upstairs are the master bedroom and a second bedroom, both with ensuite and terraces looking out over the surrounding golf courses.

**Plot: 4200 m<sup>2</sup>**  
**Total built size: 750 m<sup>2</sup>**  
**Guest toilets: 2**  
**Garages: 1**  
**Terrace: 162 m<sup>2</sup>**  
**Built year: 1985**

**Price: 4.700.000€**

**Bedrooms: 4**  
**Bathrooms: 4**  
**Community fees: 1.320 €/year**  
**Litter: 258 €/year**  
**IBI: 8.250 €/year**  
**Orientation: Southwest**

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