



## Detached Villa for sale in Nueva Andalucía, Marbella

**9.000.000 €**

Referenz: R5211730    Schlafzimmer: 7    Badezimmer: 8    Grundstücksgröße: 4.348m<sup>2</sup>    Garten: 834m<sup>2</sup>    Terrasse: 573m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

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 m<sup>2</sup> plus 573 m<sup>2</sup> of terraces and porches on a plot of 4,348 m<sup>2</sup>. 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 m<sup>2</sup> 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.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
In der Nähe des Transports  
Private Terrasse  
Satellitenfernsehen  
Lagerraum  
Badezimmer  
Marmorböden  
Doppelverglasung  
Einstellungsschränke  
Tennisplatz  
Gastwohnung  
Versorgungsraum  
Holzböden  
Grill  
Personalunterkunft

### Ansichten

Berg  
Panorama  
Garten  
Pool

### Möbel

Voll eingerichtet

### Sicherheit

Gated Complex  
Alarmanlage  
Elektrische Jalousien

### Kategorie

Investition  
Luxus  
Wiederverkauf

### Orientierung

Südost

### Einstellung

Gewerbegebiet  
In der Nähe von Golf  
In der Nähe des Hafens  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe von Marina

### Küche

Voll ausgestattet

### Parken

Garage  
Privat  
Bedeckt  
Mehr als eins

### Klimakontrolle

Klimaanlage  
Kamin

### Zustand

Gut

### Garten

Privater Garten  
Versorgungsunternehmen  
Strom  
Trinkbares Wasser