



## Detached Villa for sale in Nueva Andalucía, Marbella

9,000,000 €

Reference: R5211730 Bedrooms: 7 Bathrooms: 8 Plot Size: 4,348m<sup>2</sup> Build Size: 834m<sup>2</sup> Terrace: 573m<sup>2</sup>





## 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.



## Features:

### Features

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

### Views

Mountain  
Panoramic  
Garden  
Pool

### Furniture

Fully Furnished

### Security

Gated Complex  
Alarm System  
Electric Blinds

### Category

Investment  
Luxury  
Resale

### Orientation

South East

### Setting

Commercial Area  
Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Marina

### Kitchen

Fully Fitted

### Parking

Garage  
Private  
Covered  
More Than One

### Climate Control

Air Conditioning  
Fireplace

### Condition

Good

### Garden

Private

### Utilities

Electricity  
Drinkable Water