



Detached Villa for sale in Nueva Andalucía, Marbella

9,000,000 €

Reference: R5211730 Bedrooms: 7 Bathrooms: 8 Plot Size: 4,348m² Build Size: 834m² Terrace: 573m²





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 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.



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

Orientation

South East

Climate Control

Air Conditioning
 Fireplace

Views

Mountain
 Panoramic
 Garden
 Pool

Setting

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

Condition

Good

Furniture

Fully Furnished

Kitchen

Fully Fitted

Security

Gated Complex
 Alarm System
 Electric Blinds

Parking

Garage
 Private
 Covered
 More Than One

Garden

Private

Utilities

Electricity
 Drinkable Water

Category

Investment
 Luxury
 Resale