



PRICES QUOTED ARE SUBJECT TO MARKET & CURRENCY FLUCTUATIONS. PROPERTY DETAILS CORRECT AT TIME OF PRINT.

This exceptionally well located and apportioned Villa is situated in central Nueva Andalucia and is walking distance from Puerto Banus, Marina Banus and the Casino. The property is offered in good decorative order but would benefit from a renovation to maximise its full potential. Constructed on only one floor, it has a beautiful Andalusian patio in its centre with 4 spacious bedrooms with complete bathrooms, modern lounges with marble floors and a big fireplace with a bronze hood, dining-room for 12 people, living-room with a direct exit to the garden, one room which can be used as visitor room or study, spacious and modern kitchen, room for servants with bathroom and garage, pool with separation for kids, interior garage for 2 cars and exterior car park.

PLOT m2 circa **3,096**

INTERNAL m2 **525**

TERRACES m2 **65**

BEDS **4 +**

BATHS—**4 +**

GARAGE—**Y** (for 5 Cars)

POOL—**Yes** (Main + Kids)

€ POA

PRICE (Euros)

€ POA

CONTACT US: E: john@marbellapropertyservices.com

E: julie@marbellapropertyservices.com

T: (0034) 663 645 940 T: (0034) 647 028 422