

## Villa

Nueva Andalucía



Chambres: 4  
Statut: Vente

Salles de bains: 0  
Type de propriété: Villa

M<sup>2</sup>: 247  
Référence: R4323085

Prix: 1 950 000 €  
Publish date: 14.01.24

Vue d'ensemble: Nueva Andalucía - within walking distance to all the amenities of Puerto Banus this is an elegant 4 bedroom, 4 bathroom older type villa standing in a large plot extending to 2600 m<sup>2</sup>. The property enjoys open views towards the coast and La Concha mountain. It affords a high degree of privacy and it is rare to find a plot of this size so close to the amenities and beaches of Puerto Banus. The accommodation includes an entrance porch which leads into a hallway with built in wardrobes and guest w.c. off. The rear living room affords summer and winter sitting areas with open fireplace plus a dining area and French doors opening onto a full width covered terrace and the pool area, The kitchen has fitted furnishings and built-in appliances including an oven, gas and electric hob, dish washer and fridge freezer. Access to a covered dining terrace. Laundry with washing machine and drier. The master bedroom suite includes a dressing room with fitted wardrobes and there is direct access to a side terrace. There is an en suite bathroom with bath and shower over. There is also a further shower room with walk-in shower. 2 further bedrooms, both with fitted wardrobes sharing a bathroom with bath and shower over. Further covered terrace area to the side of the house overlooking the large garden. On the upper floor the fourth bedroom has fitted wardrobes and an en suite bathroom. Roof terrace with all day sunshine and views to the mountain and to the sea. Outside there are a variety of private terraces including the pool terrace where the pool has a roman entry. Below the pool there are various store rooms. The house stands in beautifully maintained

gardens which include fruit trees, vines and extensive areas of manicured lawn. to the front of the house there is a drive-way with garage leading the courtyard style entrance. Plot 2624 m2 Built 247 m2 (catastro)

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Caractéristiques:

Piscine, Vue sur la mer, None, None, None, Parking