# Detached Villa for sale in Nueva Andalucía, Marbella

## 3,500,000 €

**Reference:** R3584437 **Bedrooms:** 5 **Bathrooms:** 5 **Plot Size:** 1,114m$^2$ **Build Size:** 585m$^2$

# Costa del Sol, Nueva Andalucía

BEAUTIFUL PRIVATE FAMILY HOME IN NUEVA ANDALUCIA, A FEW MINUTES WALKING DISTANCE TO BARS, RESTAURANTS & SHOPS OF ALOHA.
With some further investment, this property could be modernised further, increasing its value substantially.

5 bedrooms with en-suite bathrooms, plus a further bathroom & additional guest toilet.
Private swimming pool with outdoor shower & beautifully manicured flat garden.
Lower level with bar area, laundry room, games room with full sized snooker table and bathroom. There is plenty of additional space (including a separate room) to add additional features as desired, such as a cinema room, gymnasium or further bedrooms
South west orientation, making the property bright with plenty of natural light.

Situated on a plot with no neighbouring villas either side of the property, making it extremely private. This itself is a rare luxury in such a convenient location.

Very close walking distance (2 minutes walk) to the bars, restaurants & shops of Aloha.

Located in the prestigious urbanisation of Atalaya de Rio Verde in Nueva Andalucia, only 15 minute walk or 3 minute drive to beach and Puerto Banus. 10 minute drive to Marbella. Excellent tennis club just across the street. 5 Golf Courses within a 5 minute drive.

Parking for up to 5 cars.

# Features:

| Features | Orientation | Climate Control |
|---|---|---|
| Near Transport | South | Air Conditioning |
| Storage Room | West | Cold A/C |
| Fitted Wardrobes | | Hot A/C |
| Games Room | | Fireplace |
| Bar | | |
| Staff Accommodation | | |
| Basement | | |
| Fiber Optic | | |

| Views | Setting | Condition |
|---|---|---|
| Garden | Close To Golf | Excellent |
| Pool | Close To Port | Recently Refurbished |
| | Urbanisation | |
| | Close To Sea | |
| | Close To Shops | |
| | Close To Town | |
| | Close To Marina | |

| Pool | Furniture | Kitchen |
|---|---|---|
| Private | Fully Furnished | Fully Fitted |
| | Not Furnished | |
| | Part Furnished | |
| | Optional | |

| Garden | Parking | Category |
|---|---|---|
| Private | Private | Luxury |
| | | Contemporary |