

NUEVA ANDALUCIA, MARBELLA



bedrooms **4** bathrooms **4** built _{m2} **299** terrace _{m2} **70** plot _{m2} **762**

CHARMING ONE-STOREY VILLA WITH SEPARATE GUEST ACCOMMODATION IN THE HEART OF NUEVA ANDALUCÍA

Traditional Andalusian-style property located in the heart of Nueva Andalucía, in a quiet area, yet with easy access by car or even on foot to all kinds of amenities, the beach and Puerto Banús.

The property consists of a main house comprising of a living/dining room with open-plan fully fitted and equipped kitchen, leading to the porch, an open terrace and the garden with swimming pool. In the house are also two bedrooms with two complete bathrooms. In the garden, there are two separate bedrooms with separate entrance, making them ideal for guests. One of them has an en-suite bathroom and the other one a separate bathroom.

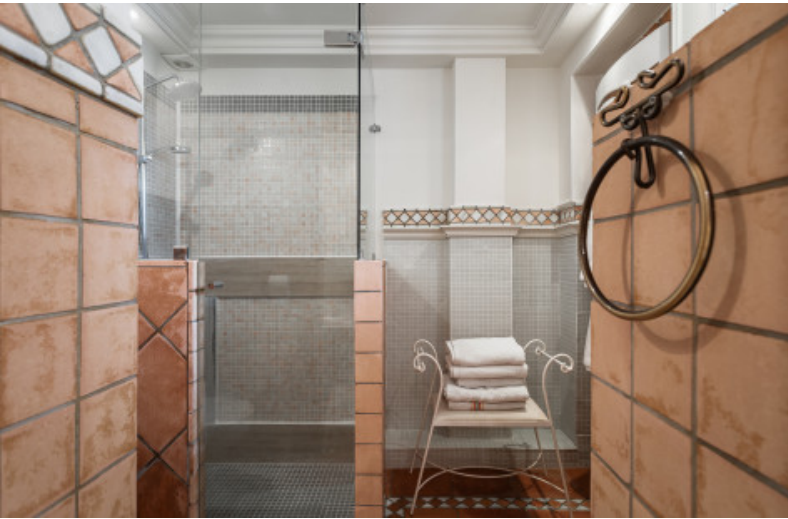
There is parking space for two cars.

This is an excellent opportunity as a holiday home or as a rental investment with a guaranteed return due to the area in ...

community -- month garbage -- year ibi -- year for sale **1.200.000 €**













Nueva Andalucia, Marbella

Charming one-storey villa with separate guest accommodation in the heart of Nueva Andalucía

Traditional Andalusian-style property located in the heart of Nueva Andalucía, in a quiet area, yet with easy access by car or even on foot to all kinds of amenities, the beach and Puerto Banús.

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There is parking space for two cars.

This is an excellent opportunity as a holiday home or as a rental investment with a guaranteed return due to the area in which it is located and the property features. It has possibility of extension: the plot has a building volume of 40% and an upper floor could be added.

Reference	540548	Beds	4	Built m ²	299
Type	Villa	Baths	4	Interior m ²	229
Location	Nueva Andalucia, Marbella	En-suite Baths	---	Terrace m ²	70
		Guest Toilets	---	Plot m ²	762
		Pax	---		
Pool	Private	Community	---	Levels	1
Garden	Private	Garbage	---	Floor	---
Garage	With garage	IBI	---	Orientation	North/East
Parking slots	2	Construct Year	1968	EPC	In Progress

For sale

1.200.000 €

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.