



**Property type :** Detached Villa

**Swimming pool :** Private

**House area :** 460 m<sup>2</sup>

**Location :** Nueva Andalucía

**Plot area :** 453 m<sup>2</sup>

**Bedrooms :** 4

**Bathrooms :** 3

✓ Close to golf

✓ Close to sea

✓ Gymnasium

✓ Terrace

✓ White goods

✓ Airconditioning

Rarely does an opportunity present itself to acquire such a substantial family home along with 3 commercial units.

The the 260sqm2 villa is elevated above street level & is spread over 2 floors. As you walk in to the house you are greeted by a bright entrance hall that leads you to the spacious living room with large patio doors opening up to the covered terrace, featuring a Jacuzzi and private pool area.

There is also a spacious kitchen, utility room, gym area with a sauna, a bathroom & a bedroom on this floor. As you walk up the stairs on the 2nd floor of the house, you will find an additional 2 guest bedrooms & a bathroom, along with the master bedroom with en-suite bathroom. This also gives access to a wrap around roof terrace.

At street level, the property offers 3 commercial units one of 54sqm2, 92sqm2 & 60sqm2, all currently rented out, with great annual profitability.

Due to the fantastic location, the commercial units each benefit from high foot traffic.

The property is located within minutes to all key facilities, schools, shops, cafes, restaurants, parks, public transport & only a 5 minute drive away from the famous Puerto Banus, with its luxurious beaches, high end shops & exquisite restaurants. Additionally the villa can be bought independently.

This really is a rare opportunity to capitalize on the next hot spot. Call us today!



