



**Property type :** Detached Villa

**Location :** Nueva Andalucía

**Bedrooms :** 3

**Bathrooms :** 3

**Swimming pool :** Private

**Garden :** Private

**Parking :** Street

**House area :** 252 m<sup>2</sup>

**Plot area :** 554 m<sup>2</sup>

- ✓ Close to golf
- ✓ Fitted wardrobes
- ✓ Terrace
- ✓ Airconditioning

- ✓ Close to sea
- ✓ Alarm system
- ✓ White goods

- ✓ WiFi
- ✓ Satellite dish
- ✓ Furnished

Welcome to this modern villa with a great location with less than 10 minutes walking distance to the beach.

The layout is as follows:

Ground floor:

2 ensuite double bedrooms, open plan living with a modern kitchen and dining & living room area that leads to the terrace. The garden has a private pool, outdoor kitchen and a pergola you can enjoy.

First floor:

Master bedroom with an ensuite bathroom and a large private terrace area.

This villa is located in the heart of Nueva Andalusia with easy access to the beach, Puerto Banus & San Pedro. It's a great investment property and will generate a very high rental incomes due to the villas AAA+ location.

Keys at the office for easy viewings!



