



**Property type :** Detached Villa

**Location :** Nueva Andalucía

**Bedrooms :** 4

**Bathrooms :** 4

**Swimming pool :** Private

**Garden :** Private

**Views :** garden

**Parking :** 2 underground parkings

**House area :** 229 m<sup>2</sup>

**Plot area :** 762 m<sup>2</sup>

✓ Close to golf

✓ Golf property

✓ White goods

✓ Close to sea

✓ Fireplace

✓ Airconditioning

✓ Guest house

✓ Terrace

✓ Barbecue

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 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.



