



**Property type :** Detached Villa

**Location :** Nueva Andalucía

**Bedrooms :** 5

**Bathrooms :** 5

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** garden

**Parking :** Open private parking

**House area :** 585 m<sup>2</sup>

**Plot area :** 1114 m<sup>2</sup>

- ✓ Close to golf
- ✓ Storage room
- ✓ White goods
- ✓ Furnished
- ✓ Close to sea
- ✓ Fireplace
- ✓ Not furnished
- ✓ Airconditioning
- ✓ Fitted wardrobes
- ✓ Basement
- ✓ Partially furnished

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 Andalucía, 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.

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Parking for up to 5 cars.



