



## 5 Bed Detached Villa For Sale

**€3,500,000**

**Nueva Andalucía, Costa del Sol**

**Ref: APEX03584437**

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...

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APEX Marbella Property CC Doña Pepa. Local 6, La Reserva de Marbella - 29604, Marbella - Málaga

**APEX MARBELLA**  
PROPERTY

# Gallery



# Property Description

**Location:** Nueva Andalucía, Costa del Sol, Spain

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 Andalucia, 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.

Parking for up to 5 cars.

# Additional Info

For Sale	Beds: 5	Baths: 5
Type: Detached Villa	Area: 585 sq m	Land Area: 1114 sq m
Pool	Setting: Close To Golf	Close To Port
Close To Shops	Close To Sea	Close To Town
Close To Marina	Urbanisation	Orientation: South
West	Condition: Excellent	Recently Refurbished
Pool: Private	Climate Control: Air Conditioning	Hot A/C
Cold A/C	Fireplace	Views: Garden
Pool	Fitted Wardrobes	Near Transport
Games Room	Storage Room	Bar
Staff Accommodation	Basement	Fiber Optic
Furniture: Fully Furnished	Part Furnished	Not Furnished
Optional	Kitchen: Fully Fitted	Garden: Private
Parking: Private	Category: Luxury	Contemporary

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