



## 5 Bed Villa (Detached) For Sale

€1,395,000

Nueva Andalucía, Costa del Sol

Ref: R4085236

This is a completely renovated detached villa with a separate 2-bedrooms apartment in Nueva Andalucía. The main house which enjoys the sun the whole day consists of large terraces with breathtaking views of the famous La Concha mountain. Here is also a private pool and plenty of space for sunbathing and outdoor dining. There is an external staircase leading to the rooftop level where an additional room or a large terrace with a pergola can be built. The garden area which has an automatic irrigation system is nicely designed and it gives a magical ambiance to the Andalusian summer evenings when lit up at night. At the back of the villa is a charming Andalusian-style patio where you can sit in the shade in the nice lounge group if the sun gets too hot or you need a quiet moment for yourself...

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La Reserva Del Alczucuz, La Azalia 1 -1B, 29679, Benahavis

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# Gallery



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# Property Description

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

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The garden area which has an automatic irrigation system is nicely designed and it gives a magical ambiance to the Andalusian summer evenings when lit up at night. At the back of the villa is a charming Andalusian-style patio where you can sit in the shade in the nice lounge group if the sun gets too hot or you need a quiet moment for yourself to relax.

On the open-plan indoor living area is a cozy automatic gas fire stove and a large sofa where you can enjoy the gorgeous views of the mountain and the pool. The kitchen has a practical bar with 3 seats and here is also a dining table with space for at least 8 people comfortably.

The downstairs apartment which is fully equipped has a private entrance with its own outdoor space and can be rented or be a nice guest apartment for family and friends. Here is an open-plan German designer kitchen, a good-sized living room, a double bedroom, a full bathroom, a complete laundry room, and an additional bedroom with bunk beds.

Other installations are automatic ventilators in all rooms (PAX), drinkable water with Eco filters, a remote-controlled fireplace, smart tv with applications such as Netflix, a washing machine and a tumble dryer (on each floor), solar panels, an automatic system controlled by mobile phone for the entrance gate, fire detection system and wifi.

The rental income for the whole house in July and August is approx. 600 euros net per night and approx. 1000 euros per month, long-term rental for the apartment.

The lower part of Nueva Andalucía is a sought-after area with a vast selection of shops, restaurants, supermarkets and only a 10 minutes walk to the beach!

# Additional Info

For Sale	Beds: 5	Baths: 4
Type: Villa (Detached)	Area: 407 sq m	Land Area: 421 sq m
Garden	Pool	Setting: Close To Golf
Close To Port	Close To Shops	Close To Sea
Close To Town	Close To Schools	Close To Marina
Orientation: North	East	South
West	Condition: Excellent	Pool: Private
Climate Control: Air Conditioning	Fireplace	U/F/H Bathrooms
Views: Mountain	Panoramic	Urban
Covered Terrace	Fitted Wardrobes	Near Transport
Private Terrace	Solarium	WiFi
Guest Apartment	Guest House	Storage Room
Utility Room	Ensuite Bathroom	Barbeque
Double Glazing	Staff Accommodation	Furniture: Optional
Kitchen: Fully Fitted	Garden: Private	Landscaped

Easy Maintenance

Security: Gated Complex

Entry Phone

Alarm System

Parking: Street

Category: Golf

Holiday Homes

Investment

Luxury

Resale

Contemporary

Built Area : 407 sq m

Land Size : 421 sq m

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