



## 4 Bed Villa (Detached) For Sale

**€3,250,000**

**Nueva Andalucía, Costa del Sol**

**Ref: R4786714**

Beautiful 4 bedroom villa situated in the heart of Nueva Andalucía – walking distance to all amenities This 4 bedroom, 4 bathroom villa is one of the most idyllic properties in the area, situated within walking distance to the all of the bars, restaurants and shops within Aloha and Avenida del Prado. The house has a total built size of 359m<sup>2</sup>, which is distributed over one level on a plot size of just under 1,600m<sup>2</sup> and includes 4 bedrooms, 4 bathrooms, 2 living areas, kitchen and utility room. Constructed in 1980 the property has a south / south west orientation with direct access from the living area and terraces onto the lush gardens and swimming pool area. The property was reformed 10 years ago and presents itself in a stylish and sophisticated manner that fits into modern day living...

Telephone: +34 637 87 73 78

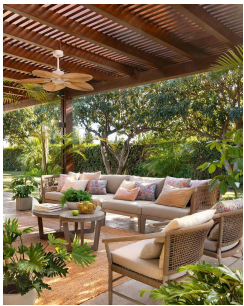
Email: [info@banusimmo.com](mailto:info@banusimmo.com)

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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This 4 bedroom, 4 bathroom villa is one of the most idyllic properties in the area, situated within walking distance to the all of the bars, restaurants and shops within Aloha and Avenida del Prado.

The house has a total built size of 359m<sup>2</sup>, which is distributed over one level on a plot size of just under 1,600m<sup>2</sup> and includes 4 bedrooms, 4 bathrooms, 2 living areas, kitchen and utility room.

Constructed in 1980 the property has a south / south west orientation with direct access from the living area and terraces onto the lush gardens and swimming pool area.

The property was reformed 10 years ago and presents itself in a stylish and sophisticated manner that fits into modern day living.

This is a well designed property that allows full use of the plot with a house that flows beautifully within.

There are also plans to extend the property and create more space and value to the house if desired.

This is an oasis of a property that is nestled in its own private area yet is in one of the prime areas of Nueva Andalucía and ideally located for access to Aloha, Puerto Banus and Marbella.

Contact us now for further details or to arrange a viewing.

# Additional Info

For Sale	Beds: 4	Baths: 4
Type: Villa (Detached)	Area: 359 sq m	Land Area: 1594 sq m
Garden	Pool	Setting: Close To Golf
Close To Port	Close To Shops	Close To Sea
Close To Schools	Orientation: South West	Condition: Excellent
Pool: Private	Climate Control: Air Conditioning	Hot A/C
Cold A/C	Central Heating	Views: Mountain
Garden	Pool	Covered Terrace
Fitted Wardrobes	Near Transport	Private Terrace
WiFi	Utility Room	Ensuite Bathroom
Marble Flooring	Double Glazing	Fiber Optic
Furniture: Optional	Garden: Private	Security: Electric Blinds
Entry Phone	Alarm System	Parking: Covered
Private	Utilities: Electricity	Drinkable Water
Gas	Category: Golf	Luxury

Built Area : 359 sq m

Land Size : 1594 sq m

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