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Nueva Andalucía

Дом



5



5



260 m2



530 m2

EXCITING NEWS FOR CLIENTS LOOKING FOR A GREAT INVESTMENT We've just received the results from this summer's short-term rentals , and the calculations show an impressive ROI of just over 10% ! Documentation is available from the company responsible for renting and managing the property. Discover a luxury yet practical villa in the heart of Nueva Andalucía, the most high-standard district of Marbella, quiet and tranquil area closely connected to Puerto Banús, Marbella old town and celebrated Golf Clubs such as Los Naranjos, Las Brisas, Aloha. East-facing villa with absolutely spectacular views on the Mountain La Concha, the emblem of whole region. The Villa is deliberately designed and equipped. All you see you have! It counts with individually zoned underfloor heating and air conditioning, dimmer light switches to create warm and personalized atmosphere, bespoke furniture, heated outdoor swimming pool to enjoy your villa all year around. The villa is connected to the centralized security system. • 5 bedrooms • 5 bathrooms • Sauna • Gym • 2 outdoor terraces • Heated outdoor swimming pool and lounge zone • Barbeque • Electric car charger • Covered car port The developer has decided to redesign the property layout by adding a walk-in wardrobe, which will result in a complete remodel of one of the bedrooms. This presents a great opportunity for potential buyers to provide their input and personalize the space.

#### Расположение

- ✓ Город
- ✓ Коммерческая зона
- ✓ Рядом с гольф-полем
- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам

#### Климат-контроль

- ✓ Кондиционер
- ✓ Камин

#### Кухня

- ✓ Полностью оборудованная

#### Коммунальные услуги

- ✓ Электричество
- ✓ Телефон

#### ОРИЕНТАЦИЯ

- ✓ Восток

#### ВИД

- ✓ Горы

#### Сад

- ✓ Приватный
- ✓ Простой в уходе

#### Категория

- ✓ Элитная

#### Состояние

- ✓ Отличное

#### Особенности

- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Спутниковое телевидение
- ✓ WiFi
- ✓ Тренажерный зал
- ✓ Сауна
- ✓ Ванная комната
- ✓ Барбекю
- ✓ Умный дом

#### меры безопасности

- ✓ Домофон
- ✓ Сигнализация
- ✓ Сейф

#### бассейн

- ✓ Приватный
- ✓ С подогревом

#### Мебель

- ✓ Полностью меблированный

#### Парковка

- ✓ Гараж
- ✓ Приватная























































