

## Villa for sale in Nueva Andalucia, Costa del Sol

**5** Bedrooms | **4** Bathrooms | **449** m<sup>2</sup> Interior | **91** m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
**€ 2,300** IBI | **€ 185** Rubish tax | **€ 565** Community fees



### Property Description

This classic-style house is located in a group of villas with private access in the heart of the Golf Valley in Nueva Andalucía. The villa is distributed on two large floors. The main entrance gives access to a large living room with very bright fireplace from which you can enjoy wonderful panoramic views of La Concha. The living-dining room has direct access to the garden, the pool and an extensive garden with a barbecue area that allows you to enjoy the maximum leisure time outdoors.

On this same floor next to the kitchen there is a hall that gives access to a bedroom with en-suite bathroom and dressing room, a second bedroom, a full bathroom and a courtroom. Direct access to the garden and orientation maximize light entry on this floor.

The basement floor also has direct access to the garden from its 2 bedrooms, very bright, share a large bathroom, on this floor there is also a room enabled as lavender and a large room that can be arranged for cinema, gym, etc.

The house has 2 independent garages. One of them can be arranged for multipurpose room. A villa with great potential in the heart of Nueva Andalucía.



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