

Reference: **DM2167**



**Las Lomas de Nueva
Andalucia
Nueva Andalucia
1.400.000 EUR**

Type	Villa
Bedrooms	6
Bathrooms	5
Plot m ²	1470.3
Built m ²	460.2
Terrace m ²	35.93

Villa for sale in Las Lomas de Nueva Andalucia, Nueva Andalucia

- SPACIOUS AND VERY PRIVATE VILLA ON TOP OF A HILL.
- DRAMATIC VIEWS TO THE MOUNTAINS, THE LAKE AND THE SEA.
- IN A GATED 20-UNIT COMMUNITY IN THE HEART OF THE GOLF VALLEY.
- SHORTH DRIVE TO PUERTO BANUS AND 7-MINUTE DRIVE TO MARBELLA.
- GOOD RENTAL INVESTMENT.
- ATTRACTIVE OUTDOOR AREAS, SUCH AS PATIO AND GROTTO.
- POSSIBILITY OF EXTENSION IN BASEMENT, APPROX. 120 SQM.
- VERY MATURE AND WELL KEPT GARDEN.
- AMPLE ROOMS.

Features:

Air conditioning , Dining room , Fireplace , Fully fitted kitchen , Kitchen equipped , Living room , Mountainside , Private terrace , Security service , Storage room , Utility room

Property:

This splendid home was built in 1992 and totally renovated over the years. With south orientation, the entry has an arched door that leads to the drawing room with a fireplace and to the dining room with exit to a covered terrace, to the right. Adjoining the lounge there is a cosy sitting area with fireplace which opens to the sunny patio and onto the swimming pool on a higher level. At the entrance of the fully fitted kitchen, there is bar area. Totally independent there is a Staff bedroom suite, next to the kitchen. A bedroom with a bathroom en-suite completes this level. The lower level is highlighted by a beautiful bar adjoining a cosy T.V. corner. There are three bedroom suites and a store room in this level plus possibility of extension of 120 m2. The master bedroom is located in the upper level and enjoys exceptional views to the mountain and sea from the open terrace, a bathroom en-suite with natural light and a sitting room with exit to a covered terrace. There is carport for two cars.
Garbage tax: 167,54€ yearly. Municipal tax: 1633,60€ (paid yearly).

DM

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