

Villa for sale in Marbella

3,500,000 €

Reference: R3584437 Bedrooms: 5 Bathrooms: 5 Plot Size: 1,114m<sup>2</sup> Build Size: 585m<sup>2</sup>



## Costa del Sol, Nueva Andalucía

BEAUTIFUL PRIVATE FAMILY HOME IN NUEVA ANDALUCIA, A FEW MINUTES WALKING DISTANCE TO BARS, RESTAURANTS & SHOPS OF ALOHA.

With some further investment, this property could be modernised further, increasing its value substantially.

5 bedrooms with en-suite bathrooms, plus a further bathroom & additional guest toilet.

Private swimming pool with outdoor shower & beautifully manicured flat garden.

Lower level with bar area, laundry room, games room with full sized snooker table and bathroom. There is plenty of additional space (including a separate room) to add additional features as desired, such as a cinema room, gymnasium or further bedrooms

South west orientation, making the property bright with plenty of natural light.

Situated on a plot with no neighbouring villas either side of the property, making it extremely private. This itself is a rare luxury in such a convenient location.

Very close walking distance (2 minutes walk) to the bars, restaurants & shops of Aloha.

Located in the prestigious urbanisation of Atalaya de Rio Verde in Nueva Andalucia, only 15 minute walk or 3 minute drive to beach and Puerto Banus. 10 minute drive to Marbella. Excellent tennis club just across the street. 5 Golf Courses within a 5 minute drive.

Parking for up to 5 cars.

## Features:

### Features

Near Transport  
Storage Room  
Fitted Wardrobes  
Fiber Optic  
Bar  
Games Room  
Basement  
Staff Accommodation

### Views

Garden  
Pool

### Pool

Private

### Garden

Private

### Orientation

South  
West

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Marina

### Furniture

Fully Furnished  
Not Furnished  
Part Furnished  
Optional

### Parking

Private

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace

### Condition

Excellent  
Recently Refurbished

### Kitchen

Fully Fitted

### Category

Luxury  
Contemporary