



**SANTOS & FOX**  
INTERNATIONAL PROPERTIES

NA1M1727

Reference

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## Nueva andalucía - Villa



3

Bedrooms



3

Bathrooms



170

Area (m<sup>2</sup>)



521

Land Area (m<sup>2</sup>)

**925 000 €**

(EUR €)

### Large 3 bed Villa located in quiet cut-de-sac by Puerto Banus

The villa has been extended to high standard and enjoys a plot of 560 m<sup>2</sup> and living area of 200 m<sup>2</sup>. The ground floor consists of a spacious open living room and private bar with access to beautifully landscaped gardens with water features. You will also find a fully fitted kitchen with separate laundry room, 2 large bedrooms and 2 bathrooms and a small library/sun room on the ground floor level.

The first floor is made into one entire master suite with double height wooden ceiling and its own terrace. The master suite has a bright and spacious bathroom with large bath and a separate shower and also a spacious dressing room.

The property is very well maintained and has gas fired underfloor heating and hot water system, double glazed and laminated windows, fireplace, alarm system and satellite TV.



**Pedro Teixeira**

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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



The garden is a stunning sub tropical garden with a pond and 3 fountains, feature lightning and irrigation system. Large terraces with seating and dining areas and electric awnings.

The villa also has a separate artist's studio with a teak deck.

A must see property!

## Property Features

- Air conditioning
- Views: City view
- Furnished
- Garden
- Double glazing

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