



# Villa in Nueva Andalucia

VILLA WITH REFORM PROJECT IN ATALAYA DE RIO VERDE

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Beds	5	Built	549m <sub>2</sub>	Price:	2.995.000 €
Baths	5	Plot	1.114m <sub>2</sub>	Ref:	<b>338501</b>

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- 5 BEDROOM VILLA IN ATALAYA DE RIO VERDE
- APPROXIMATELY 400M FROM AMENITIES
- AIR CONDITIONING WITH HEAT PUMP
- 5 CAR PARKING
- PRIVATE POOL AND GARDEN

- GARDEN, POOL AND MOUNTAIN VIEWS
- APPROXIMATELY 2.5KMS FROM PUERTO BANUS
- MARBLE FLOORS
- DOUBLE GLAZED WINDOWS WITH GRILLS

Community Fees: 130 €/ - Garbage: 185 €/Year - Local Rates (IBI): 2.490 €/Year

# Villa in Nueva Andalucia

This large 5 bedroom villa with mountain views is situated in a well established area of Nueva Andalucia called Atalaya de Rio verde at approximately 400m from wide range of amenities of all kind, such as shops, restaurants, bars, cafes, chemists, supermarket, tennis club, and approximately 2,5kms from Puerto Banus and the beaches.

The villa set over a plot of 1.114sqm was partially reformed and now offers spacious lounge with a fireplace, a separate dining area connected to the fully fitted kitchen with central island and gas cooker, 5 bedrooms and 5 bathrooms. The lounge and the dining area lead out to the covered porch with big dining table and stairs to the well maintained green garden with tiled poolside area and shower.

Lower floor features games room with bar, snooker table, table tennis, table football, and area for dancing.

Parking for 5 cars is also included in the sale.

Some other features include air conditioning, marble floors and double glazed windows with grills.

The owner prepared the project to reform the villa. Please ask us for different options.













