



## HOUSE 6 BEDROOMS 4 BATHROOMS IN NUEVA ANDALUCIA

📍 Nueva Andalucia

REF# R5038708 €2,525,000

BEDS

6

BATHS

4

BUILT

300 m<sup>2</sup>

PLOT

1897 m<sup>2</sup>

TERRACE

59 m<sup>2</sup>

Located in one of the most exclusive areas of Marbella, this magnificent villa with 6 bedrooms and 4 bathrooms combines elegance, privacy and an unbeatable location next to the prestigious Los Naranjos golf course.

The property offers ample interior spaces, ideal for both relaxation and entertaining. The main living room opens onto a spectacular terrace with chill-out area and outdoor dining area, from where you can enjoy panoramic views of the emblematic mountain of La Concha.

The bedrooms are spacious, comfortable and well distributed. Outside, the villa has a beautiful private garden and a large swimming pool surrounded by natural grass, offering a perfect environment to enjoy the sunny climate of the Costa del Sol throughout the year.

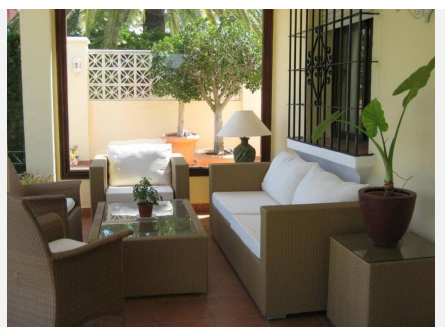
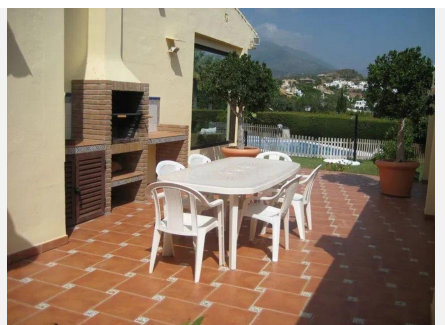
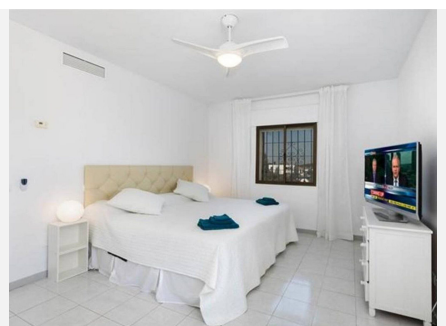
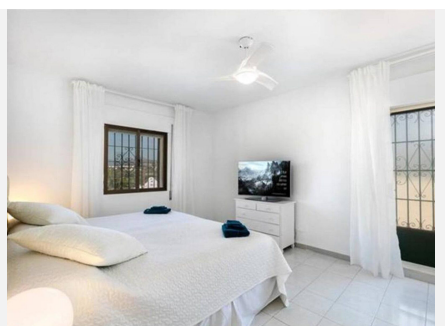
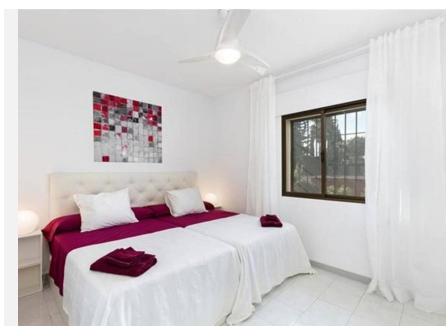
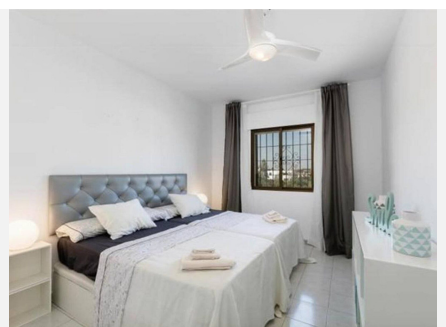
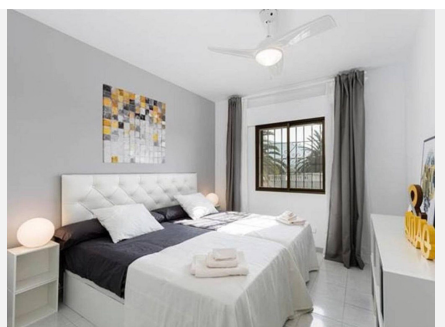
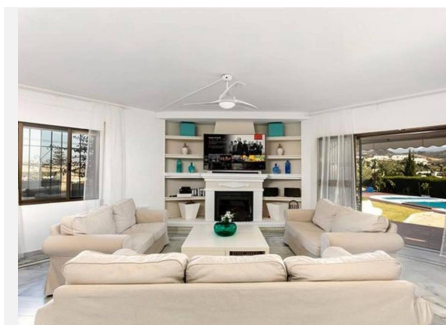
Just a few minutes from Puerto Banus and surrounded by the best golf courses, restaurants and services, this property is ideal both as a permanent residence and as a luxury investment in Marbella.

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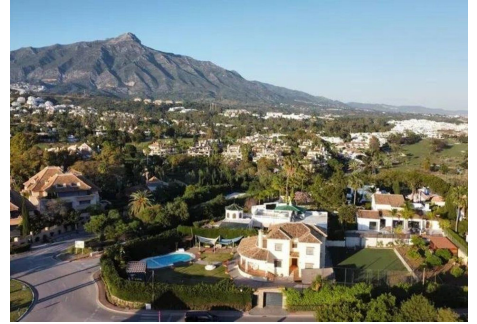
# BROMLEY ESTATES

## *Marbella*



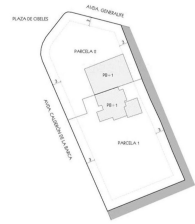
# BROMLEY ESTATES

## Marbella



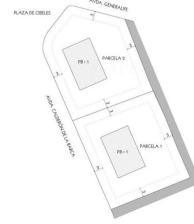
### OPCIÓN 2: 2 PARCELAS PARA VIVIENDAS UNIFAMILIARES AGRUPADAS TRAS DEMOLICIÓN PORCHE:

	PARCELA 1	PARCELA 2	TOTAL
SUPERFICIE PARCELA	800	1100	1900
Ocupación Máxima	200	275	475
NÚMERO DE PLANTAS	PR-1	PR-1	PR-1
EDIFICABILIDAD MATERIALIZADA	0	190	190
EDIFICABILIDAD MÁXIMA	300	330	630



### OPCIÓN 2: 2 PARCELAS PARA VIVIENDAS UNIFAMILIARES EXIENTAS TRAS DEMOLICIÓN COMPLETA:

	PARCELA 1	PARCELA 2	TOTAL
SUPERFICIE PARCELA	800	900	1700
Ocupación Máxima POR PARCELA	237.5	237.5	475
NÚMERO DE PLANTAS	PR-1	PR-1	PR-1
EDIFICABILIDAD MÁXIMA POR PARCELA	285	285	570



### OPCIÓN 1: ESTADO ACTUAL:

SUPERFICIE PARCELA	1.900
Ocupación Máxima	475
NÚMERO DE PLANTAS	PR-1
EDIFICABILIDAD MATERIALIZADA	250
EDIFICABILIDAD MÁXIMA	570

