

Villa in Nueva Andalucía

Reference: R4085236



Bedrooms: 5

Bathrooms: 4

M<sup>2</sup>: 227

Price: 1,395,000 €

Status: Sale

Property Type: Villa

Parking places: by request

Printing day : 27th  
September 2024



Overview: This is a completely renovated detached villa with a separate 2-bedrooms apartment in Nueva Andalucia. The main house which enjoys the sun the whole day consists of large terraces with breathtaking views of the famous La Concha mountain. Here is also a private pool and plenty of space for sunbathing and outdoor dining. There is an external staircase leading to the rooftop level where an additional room or a large terrace with a pergola can be built. The garden area which has an automatic irrigation system is nicely designed and it gives a magical ambiance to the Andalusian summer evenings when lit up at night. At the back of the villa is a charming Andalusian-style patio where you can sit in the shade in the nice lounge group if the sun gets too hot or you need a quiet moment for yourself to relax. On the open-plan indoor living area is a cozy automatic gas fire stove and a large sofa where you can enjoy the gorgeous views of the mountain and the pool. The kitchen has a practical bar with 3 seats and here is also a dining table with space for at least 8 people comfortably. The downstairs apartment which is fully equipped has a private entrance with its own outdoor space and can be rented or be a nice guest apartment for family and friends. Here is an open-plan German designer kitchen, a good-sized living room, a double bedroom, a full bathroom, a complete laundry room, and an additional bedroom with bunk beds. Other installations are automatic ventilators in all rooms (PAX), drinkable water with Eco filters, a remote-controlled fireplace, smart tv with applications such as Netflix, a washing machine and a tumble dryer (on each floor), solar panels, an automatic system controlled by mobile phone for the entrance gate, fire detection system and wifi. The rental income for the whole house in July and August is approx. 600 euros net per night and approx. 1000 euros per month, long-term rental for the apartment. The lower part of Nueva Andalucía is a sought-after area with a vast selection of shops, restaurants, supermarkets and only a 10 minutes walk to the beach!

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#### Features:

None, Pool, Air conditioning, Mountain views, None, Private garden, Alarm system, Parking, Holiday Home, Investment, Luxury, Resale