

## PARCELAS DEL GOLF, NUEVA ANDALUCIA



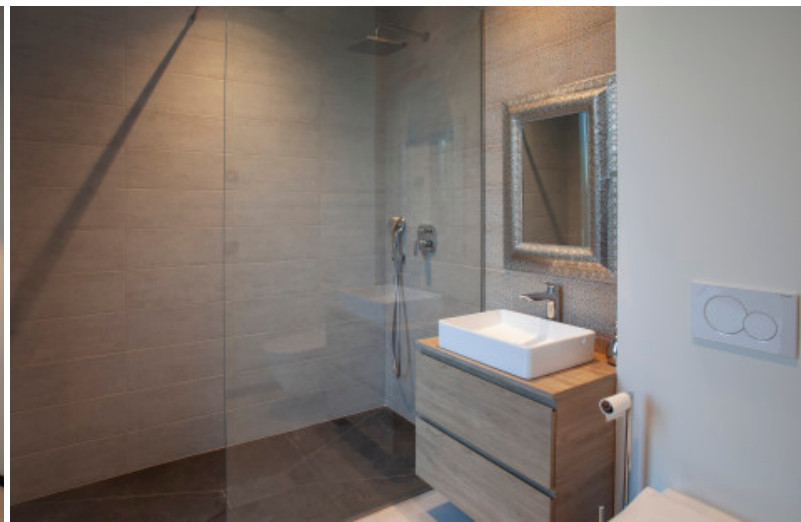
bedrooms **7**    bathrooms **6**    built **1.090** <sub>m<sup>2</sup></sub>    terrace **747** <sub>m<sup>2</sup></sub>    plot **1.300** <sub>m<sup>2</sup></sub>

### BRAND-NEW VILLA WITH MOUNTAIN VIEWS IN A PRESTIGIOUS LOCATION IN THE GOLF VALLEY OF NUEVA ANDALUCÍA

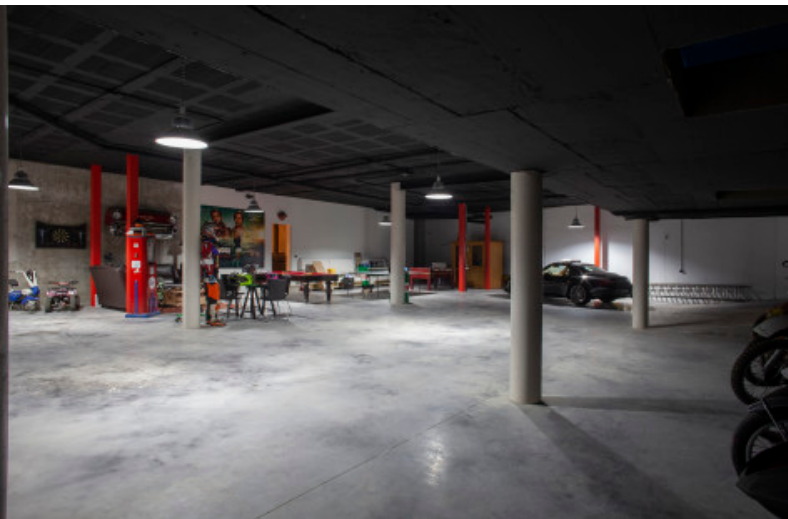
Fantastic contemporary villa with mountain views in Parcelas del Golf, a private and secure residential area in the Golf Valley of Nueva Andalucía. Distributed on three levels, this luxury villa offers spacious interior spaces bathed in natural light extended by huge terraces leading to a large swimming pool and superb Mediterranean gardens, an ultramodern kitchen fully equipped with high-end Balay appliances, 7 bedrooms, 6 bathrooms, one of the bedrooms with two windows overlooking the lower level with a view of the cars. Lift to all levels, 200-m<sup>2</sup> solarium, BBQ area, Jacuzzi, rare stone construction from Portugal and outdoor parking for 5 cars. A sublime property in an exceptional setting only 5 minutes' drive to Puerto Banús, the beach and all amenities.

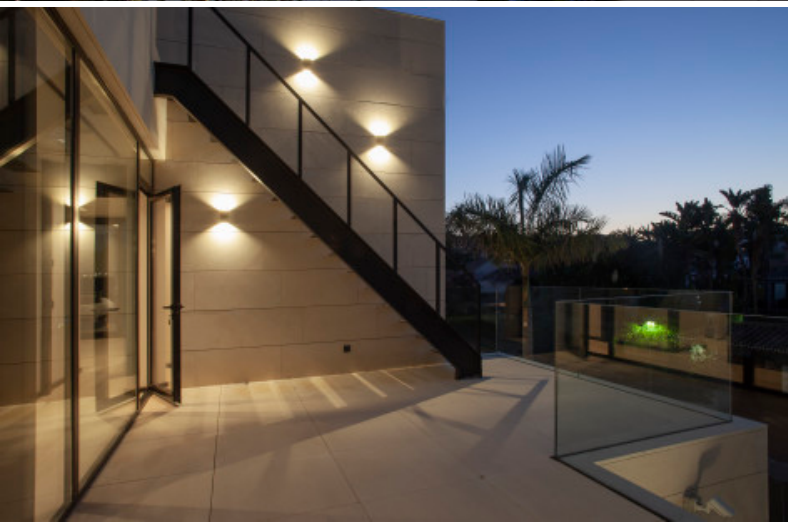
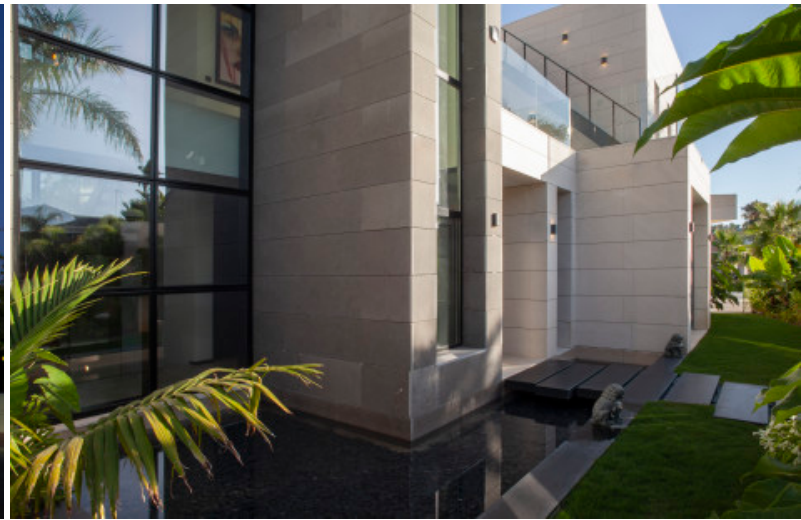
community **248 €** <sub>month</sub>    garbage **278 €** <sub>year</sub>    ibi **3.500 €** <sub>year</sub>    for sale **4.995.000 €**













Parcelas del Golf, Nueva Andalucia

## Brand-new villa with mountain views in a prestigious location in the Golf Valley of Nueva Andalucía

Fantastic contemporary villa with mountain views in Parcelas del Golf, a private and secure residential area in the Golf Valley of Nueva Andalucía. Distributed on three levels, this luxury villa offers spacious interior spaces bathed in natural light extended by huge terraces leading to a large swimming pool and superb Mediterranean gardens, an ultramodern kitchen fully equipped with high-end Balay appliances, 7 bedrooms, 6 bathrooms, one of the bedrooms with two windows overlooking the lower level with a view of the cars. Lift to all levels, 200-m2 solarium, BBQ area, Jacuzzi, rare stone construction from Portugal and outdoor parking for 5 cars. A sublime property in an exceptional setting only 5 minutes' drive to Puerto Banús, the beach and all amenities.

|               |                                    |                |                |                         |             |
|---------------|------------------------------------|----------------|----------------|-------------------------|-------------|
| Reference     | 298769                             | Beds           | 7              | Built m <sup>2</sup>    | 1.090       |
| Type          | Villa                              | Baths          | 6              | Interior m <sup>2</sup> | 343         |
| Location      | Parcelas del Golf, Nueva Andalucía | En-suite Baths | 5              | Terrace m <sup>2</sup>  | 747         |
|               |                                    | Guest Toilets  | 1              | Plot m <sup>2</sup>     | 1.300       |
|               |                                    | Pax            | ---            |                         |             |
|               |                                    |                |                |                         |             |
| Pool          | Private                            | Community      | 248 € / month  | Levels                  | 3           |
| Garden        | Private                            | Garbage        | 278 € / year   | Floor                   | ---         |
| Garage        | Carport                            | IBI            | 3.500 € / year | Orientation             | South       |
| Parking slots | 5                                  | Construct Year | 2018           | EPC                     | In Progress |

For sale

**4.995.000 €**

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.