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NUEVA ANDALUCÍA

■■■■■ ■ Nueva Andalucía

9 000 000 €

■■■■■■■■ R5211730

7	8	834 m²	4 348 m²	573 m²
■■■■■■■	■■■■■■	■■■■■■■	■■■■■■■	■■■■■■■











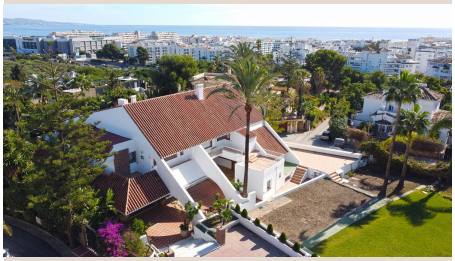

[redacted]

Attention investors/developers. Exclusive property in a privileged location that makes it unique on the market, just 200 metres from Puerto Banús. Large villa in good condition, with a total built area of 834 m² plus 573 m² of terraces and porches on a plot of 4,348 m². Built in 1981. East facing. The main building consists of a large entrance hall, guest toilet, large double-height living room, separate dining room, kitchen, sitting room with access to the terrace, a bedroom with en-suite bathroom with separate access and service access. The upper floor comprises a sitting room, a second bedroom with access to a balcony and en-suite bathroom, a third bedroom with en-suite bathroom, a fourth bedroom with access to a terrace with magnificent views of La Concha and the sea, and a large master suite comprising a bedroom, dressing room, large bathroom and terrace with views. Large parking area and garage for 5 vehicles. Other buildings consist of a garage for one vehicle, a bedroom with bathroom for the driver, a bedroom with bathroom for the staff, and a laundry room. Large barbecue area with a large covered terrace. Infinity pool. Paddle tennis court. Beautiful gardens with a large number of trees. The plot is classified as consolidated urban land, SUC, and rated as UE-4 Detached Single-Family, with a minimum plot size of 1,000 m² and a buildable area of 30%. Due to the high price of real estate in the area, this property is sure to yield significant profits for investors/developers who wish to build up to four villas.

[redacted]

[redacted]	R5211730	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	9 000 000 €
[redacted]	7	[redacted]	8
[redacted]	834 m²	[redacted]	4 348 m²
[redacted]	573 m²	[redacted]	[redacted]

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