



## Charming Villa West of Marbella

### Villa for sale in Nueva Andalucía - Ref 4001451

This charming villa is situated in the established residential area of Nueva Andalucía, close to all amenities and 5 minutes drive from Puerto Banús, the famous marina of Marbella. The villa has 5 bedrooms, 5 bathrooms, a fully fitted kitchen with breakfast area and a living-room with fireplace and dining-area. The house is surrounded by a mature garden and a nice private swimming-pool and can be used as a permanent home and a holiday residence with good rental potential.

#### Price on Application

Bedrooms: 5	Bathrooms: 5
Built m <sup>2</sup> : 369	Plot m <sup>2</sup> : 831
Terrace m <sup>2</sup> : - -	EPC: - -

Additional costs charged to the buyer are VAT or estate transfer tax upon the real value according to the law in Andalucía, cost of public registry of property and notary. An official description of this property in accordance to the degree 218/11th of October 2005 is at your disposal in our HANSA REALTY office where the property is listed.  
Info Tel. +34 952 900 077