

MARBELLA COUNTRY CLUB, NUEVA ANDALUCIA



bedrooms **4** bathrooms **4** built _{m2} **252** terrace _{m2} **23** plot _{m2} **912**

FAMILY VILLA IN A GATED COMMUNITY IN NUEVA ANDALUCIA

Elegant family villa located in the gated community, Marbella Country Club in the heart of Nueva Andalucia. Yet a short drive to world class golf courses such as Las Brisas, Los Naranjos and Aloha Golf. The villa combines timeless elegance with a modern Mediterranean style design.

With 4 en suite bedrooms, spacious main living room with fireplace, additional snug/TV room and a stunning large family bespoke kitchen that incorporates the dining area and separate pantry room. Exterior dining area with BBQ leading to the spacious garden with private swimming pool.

The property suits all year living or an ideal holiday home full of charm and Mediterranean style.

community -- month garbage 185 € year IBI 1.450 € year for sale **2.800.000 €**





Marbella Country Club, Nueva Andalucia

Family villa in a gated community in Nueva Andalucia

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Reference	693169	Beds	4	Built m ²	252
Type	Villa	Baths	4	Interior m ²	---
Location	Marbella Country Club, Nueva Andalucia	En-suite Baths	4	Terrace m ²	23
		Guest Toilets	1	Plot m ²	912
		Pax	---		
Pool	Private	Community	---	Levels	2
Garden	Private	Garbage	185 € / year	Floor	---
Garage	No	IBI	1.450 € / year	Orientation	South
Parking slots	---	Construct Year	1990	EPC	In Progress
		Renovation year	2020		

For sale

2.800.000 €

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.