

## Villa for sale in Nueva Andalucía, Costa del Sol

3 Bedrooms | 3 Bathrooms | 252 m<sup>2</sup> Interior | 554 m<sup>2</sup> Plot | Garage Yes | Garden Yes | Pool Yes  
€ 1,011 IBI | € 180 Rubish tax | € 16 Community fees



### Property Description

Modern three bedroom villa in Nueva Andalucia with less than ten minutes walking distance to the beach. The property has two ensuite double bedrooms, open plan living with a modern kitchen and dining & living room area that leads to the terrace. The garden has a private pool, outdoor kitchen and a pergola you can enjoy. Master bedroom with an ensuite bathroom and a large private terrace area. This villa is located in the heart of Nueva Andalucia with easy access to the beach, Puerto Banus & San Pedro. It's a great investment property and will generate a very high rental incomes due to the villas AAA+ location. There is no private parking in the villa at the moment but the current owners have sent in a request to build up to two parking places designed by an architect which is pending approval.

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