

## Villa zum Verkauf in Nueva Andalucía, Costa del Sol

5 Schlafzimmer | 4 Badezimmer | 588 m<sup>2</sup> Wohnfläche | 58 m<sup>2</sup> Terrasse | Garage Ya | Garten Ya | Pool Ya  
€ 2,782 IBI | € 278 Rubish tax | € 1,440 Community fees



### Beschreibung der Immobilie

Set on a quiet, tree-lined street in the sought-after area of Atalaya Río Verde, this elegant Andalusian-style residence offers an exceptional blend of space, privacy, and convenience—just a short walk from Puerto Banús and the vibrant restaurants of Nueva Andalucía.

Built across three levels, the home is thoughtfully designed for both comfortable family living and effortless entertaining. The main floor welcomes you with an impressive entrance hall featuring a striking double-height ceiling that fills the space with natural light and a sense of grandeur. This level currently hosts a spacious en-suite bedroom, presently used as a home office, along with a generous living room defined by large windows that open seamlessly onto the terrace and garden. A separate fully fitted kitchen is complemented by an additional utility/preparation area, ideal for catering or everyday practicality. Ample storage and a guest toilet complete this level.

The beautifully landscaped garden wraps ent