



Price: €995,000  
 Bedrooms: 5  
 Bathrooms: 4  
 M2 Living: 689<sup>2</sup>  
 M2 Plot: 1558<sup>2</sup>  
 M2 Terrace: -  
 Address: Nueva Andalucia, Málaga

**BARGAIN! REDUCED FROM 1.499.000 TO NOW ONLY 995.000 EUR:** This spacious, east facing and situated on an approximately 1,558 m<sup>2</sup> plot, family villa with sea views in Nueva Andalucia is spread over three levels. On a built area of about 466 m<sup>2</sup>, it offers 5 bedrooms, 4 bathrooms, a spacious living area with fireplace, a dining room, a large kitchen, various terraces and a pool. The villa is entered on the middle level by a large reception area that leads via a few steps to the kitchen and to the separate dining area as well as the living area with fire-place and access to the terraces as well as the pool. In addition a spacious master bedroom with en-suite bathroom is located on this level. Upstairs is the master bedroom with en-suite bathrooms, 2 terraces and an attached office, which can optionally be converted into another bedroom. On the lower level are two more bedrooms with en-suite bathrooms and direct access to the terraces and the landscaped gardens with its waterfall. There is also potential to separate the lower plot and to build an independent second property on it. Local tax (IBI): Approx. 1.886 euros/year; Community fee: Approx. 77 euros/month; Rubbish collection tax (basura): Approx. 180 euros/ year

Villa, Urbanization, Furnished, Equipped Kitchen, Parking: Private, Pool: Private, Garden: Private with Swimming Pool, Facing: East and South

Views: Coastal, Countryside, Distant sea, Green Zones, Hills, Mountains, Open, Partial Sea, Pool, Surrounds, Trees, Urbanisation.

Features 24 hrs Security System, 5-10 minutes to Golf Course, Accessible all year round, ADSL, Air Conditioning Hot/Cold, Alarm System, Automatic garage door, Automatic Irrigation System, Balcony, Barbecue, Basement, Breakfast Room, Completely Equipped Kitchen, Conveniently Situated for Golf, Conveniently Situated Schools, Corner plot, Detached Villa, Disabled access, Electricity, En suite bathroom, Gated Complex, Green Zones, Heating, Jacuzzi, Lounge Dining Area, Major appliances, Pool, Possibility of extension, Private pool, Servants Qtrs, Terrace balcony, Water Deposit, Wine Cellar.

