



Nueva Andalucia, Marbella

Auriga 9

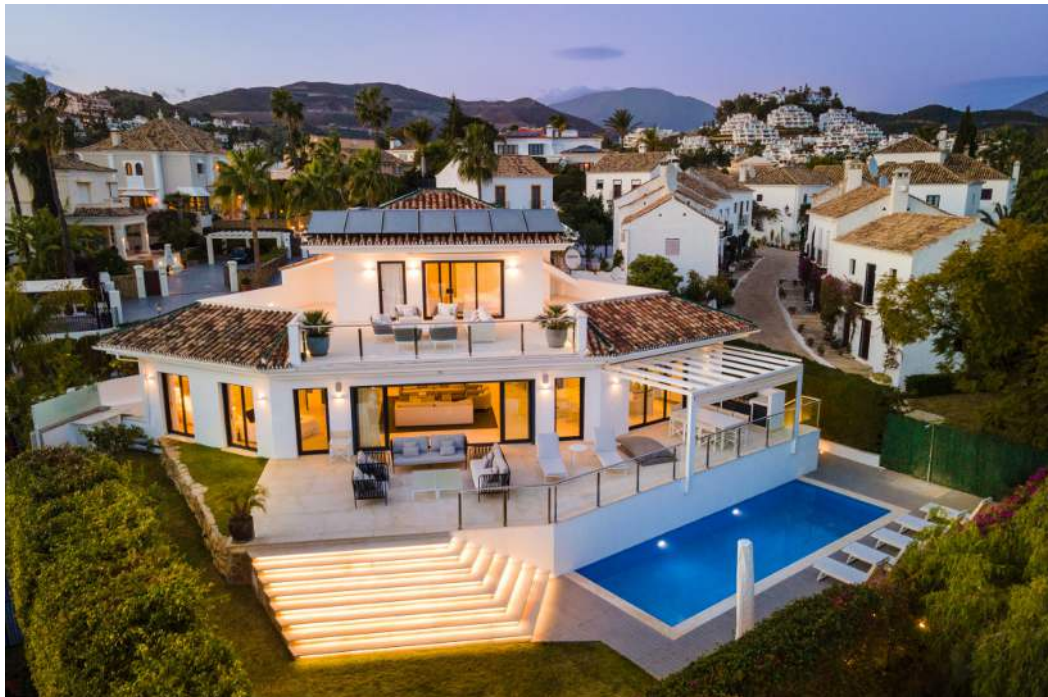
bedrooms **5**

bathrooms **4**

built **397**
m²

terrace **42**
m²

plot **931**
m²



community --
month

garbage --
year

ibi --
year

for sale **3.295.000 €**

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.

Nueva Andalucia, Marbella

Auriga 9

Completely refurbished family villa with breathtaking sea views in the heart of the Golf Valley (Nueva Andalucia). The property is distributed over 3 levels and offers open space layout with plenty of natural light. Entrance level includes living room/open plan kitchen, 3 double bedrooms, 2 bathrooms and a guest WC. Top floor offers 2 bedrooms: main suite and a guest bedroom and a bathroom.

90m2 solarium terrace enjoys beautiful views of la Concha mountain in the east, over the golf course and Puerto Banus towards the south and evening sun on the west side. The property features plenty of recreational spaces: basement with a TV room, gym, sauna and games area, as well as outdoor facilities: salt water pool with access from the living/dining room, outdoor BBQ and dining area, various chill-out areas. Ideal property for family living or a holiday home for golf enthusiasts.

Reference	423102	Beds	5	Built m ²	397
Type	Villa	Baths	4	Interior m ²	---
Location	Nueva Andalucia, Marbella	En-suite Baths	---	Terrace m ²	42
		Guest Toilets	2	Plot m ²	931
		Pax	---		
Pool	Private	Community	---	Levels	---
Garden	Private	Garbage	---	Floor	---
Garage	Private	IBI	---	Orientation	South
Parking slots	1	Construct Year	1991	EPC	In Progress

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