



## 3 bedroom Villa for sale in Nueva Andalucia, Málaga


1,625,000€



Welcome to this modern villa with a great location with less than 10 minutes walking distance to the beach. The layout is as follows: Ground floor: 2 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. First floor: 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 income due to the villa's 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 (please see plans in pictures for reference).

 3 bedrooms  
 554m<sup>2</sup> Plot size

 3 bathrooms

 252m<sup>2</sup> Build size