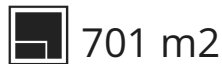


Los Olivos, Nueva Andalucia

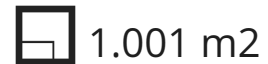
Contemporary luxury villa in a prestigious gated community within the Golf Valley.

 5

 4

 701 m²

 344 m²

 1.001 m²



community -- month

garbage -- year

ibi -- year

for sale **3.100.000 €**

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.

Los Olivos, Nueva Andalucia

Contemporary luxury villa in a prestigious gated community within the Golf Valley.

Built to top specifications and finishes, this 5-bedroom villa pays special attention to the Andalusian climate, with plenty of outside seating areas carefully shaded and perfect for relaxing.

Distributed on three levels, it comprises, on the main floor: spacious living room with several seating areas; open-plan fully fitted kitchen/dining area equipped with top appliances and with a central island and wine cooler; en-suite guest bedroom; access to the porches, terraces, heated swimming pool and the carefully landscaped garden with mature plants that surround the property create privacy from nearby homes.

Upstairs: two guest en-suite bedrooms with fabulous views over the Golf Valley; stunning master suite with dressing room and a wrap-around terrace also enjoying the amazing views.

Lower level: further 2 guest bedrooms, one of them en suite; garage for 2 cars.

Rooftop with panoramic and partial sea views, with chill out area and jacuzzi.

Possibility to add a gym or cinema on this level. Carport for 3 cars.

Special features include underfloor heating throughout and home automation system.

Just minutes away from several international schools, world class golf courses, gastronomic experiences and amenities, this magnificent home is set within a quiet gated complex with 24-hour security, guaranteeing a total privacy.

Reference	456093	Beds	5	Built m ²	701
Type	Villa	Baths	4	Interior m ²	357
Location	Los Olivos, Nueva Andalucia	En-suite Baths	4	Terrace m ²	344
		Guest Toilets	1	Plot m ²	1.001
		Pax	---		
Pool	Private	Community	---	Levels	3
Garden	Private	Garbage	---	Floor	---
Garage	Carport	IBI	---	Orientation	South/West
Parking slots	3	Construct Year	---	EPC	In Progress

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