

## HAZA DEL CONDE, NUEVA ANDALUCIA



bedrooms **6**    bathrooms **6**    built **728** <sub>m<sup>2</sup></sub>    terrace **150** <sub>m<sup>2</sup></sub>    plot **1.392** <sub>m<sup>2</sup></sub>

### CONTEMPORARY VILLA IN THE HEART OF THE GOLF VALLEY OF NUEVA ANDALUCÍA

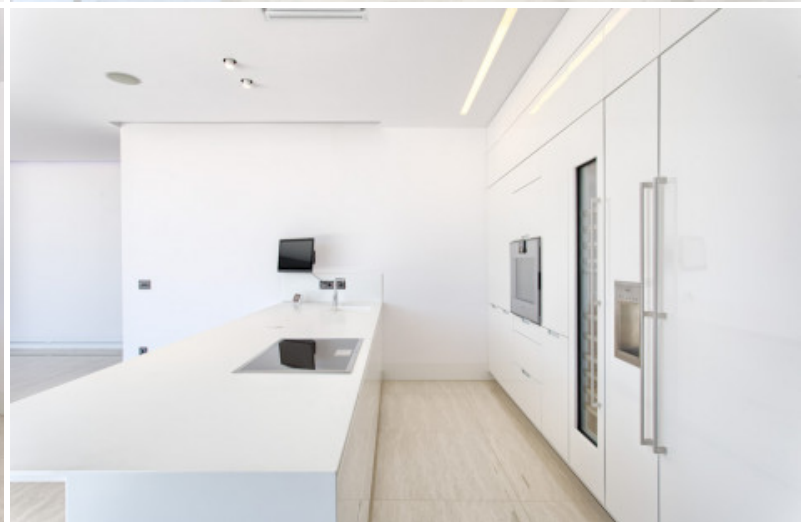
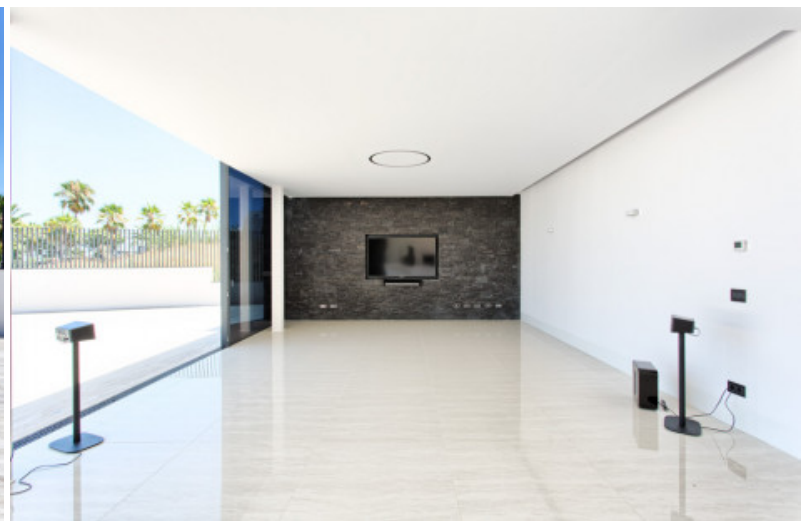
Contemporary villa built to the highest standards and specs. Ideally located in the residential Golf Valley near the famous golf courses Los Naranjos and Las Brisas. South to southeast facing with golf and mountain views and partial sea views from the upper level. Close to all amenities, the beach and Puerto Banús.

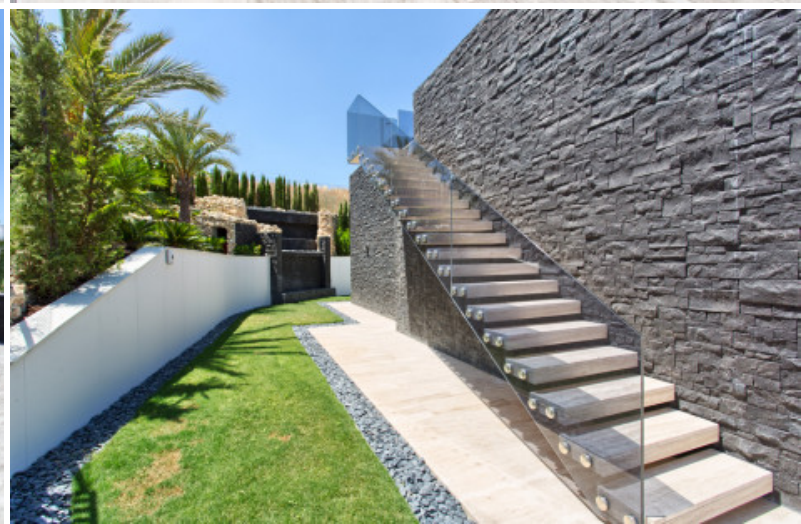
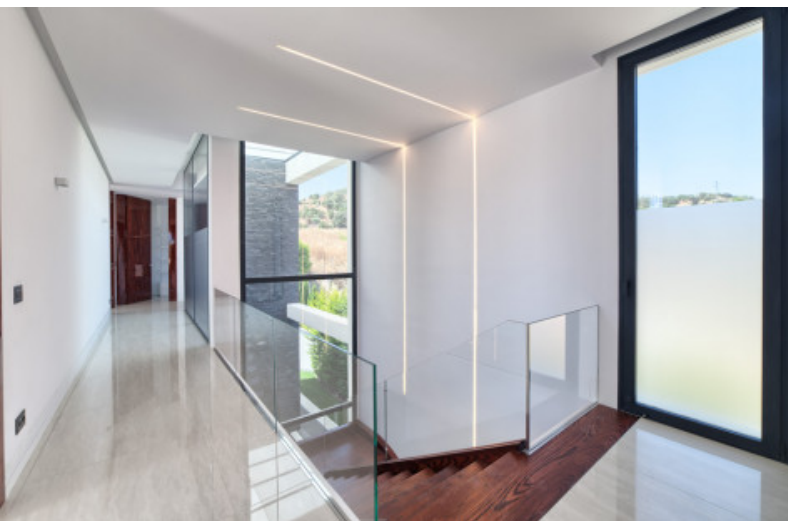
The property comprises on the main level of a spacious living/dining opening onto the terrace and with access to the garden and infinity pool, open plan fully fitted kitchen, laundry area, two en-suite bedrooms and guest toilet.

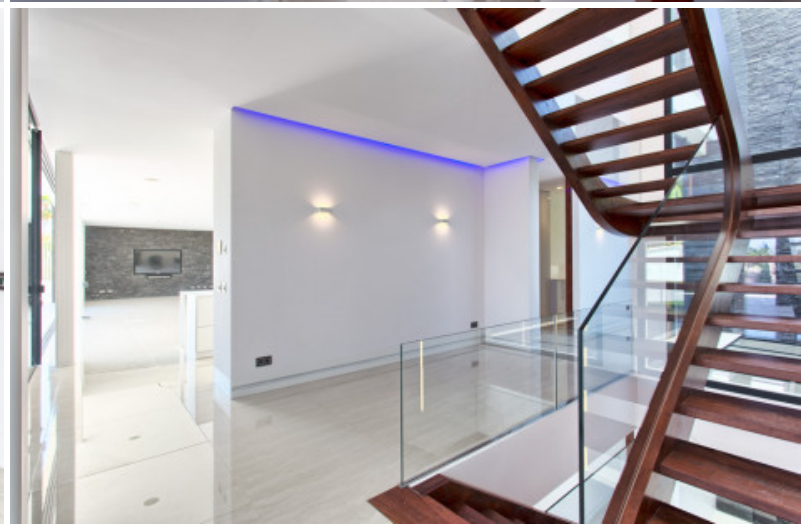
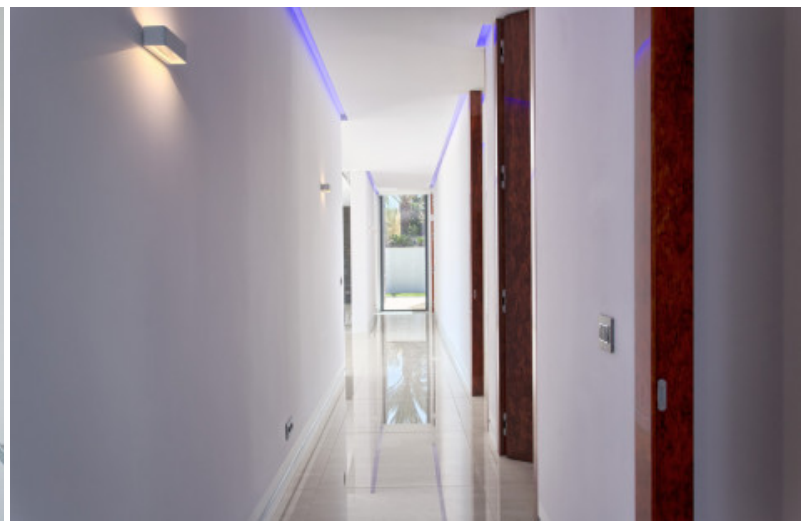
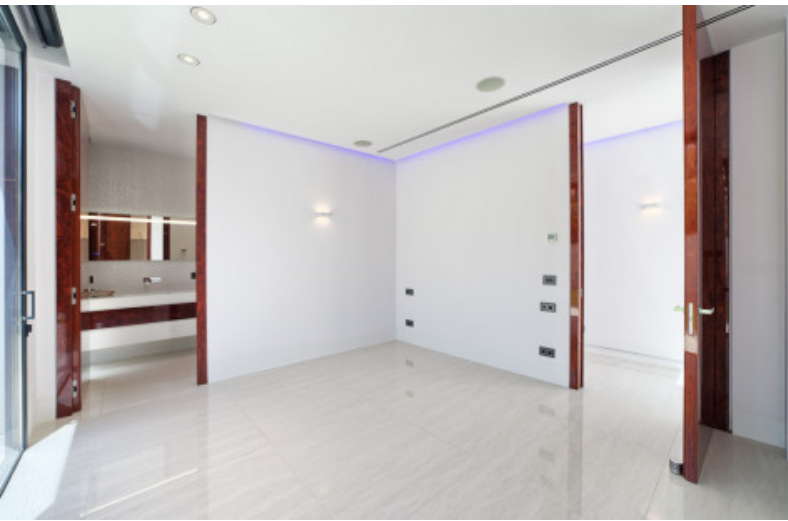
On the upper level there is the master bedroom suite and two further en suite guest bedrooms. Direct access to the roof terrace with Jacuzzi.

On the lower level there is a cinema room, storage, staff accommodation with bedroom and bathroom ...

community **212 €** <sub>month</sub>    garbage **--** <sub>year</sub>    ibi **973 €** <sub>year</sub>    for sale **3.999.000 €**









## Haza del Conde, Nueva Andalucia

# Contemporary villa in the heart of the Golf Valley of Nueva Andalucía

Contemporary villa built to the highest standards and specs. Ideally located in the residential Golf Valley near the famous golf courses Los Naranjos and Las Brisas. South to southeast facing with golf and mountain views and partial sea views from the upper level. Close to all amenities, the beach and Puerto Banús.

The property comprises on the main level of a spacious living/dining opening onto the terrace and with access to the garden and infinity pool, open plan fully fitted kitchen, laundry area, two en-suite bedrooms and guest toilet.

On the upper level there is the master bedroom suite and two further en suite guest bedrooms. Direct access to the roof terrace with Jacuzzi.

On the lower level there is a cinema room, storage, staff accommodation with bedroom and bathroom and a garage for 4 cars.

Some of the features include: elevator to all floors, Sonos/Bose sound system, home automation system, A/C with heating and under floor heating and cooling (Daikin), Technal windows, Bandalux sun blinds, Krion, Flos and Delta lightning, Vimar switches, kitchen Santos with Gaggenau appliances, floors Travertin natural stone.

A really unique and exceptional property in this exclusive area in the Golf Valley of Nueva Andalucía.

Reference	488257	Beds	6	Built m <sup>2</sup>	728
Type	Villa	Baths	6	Interior m <sup>2</sup>	578
Location	Haza del Conde, Nueva Andalucía	En-suite Baths	6	Terrace m <sup>2</sup>	150
		Guest Toilets	1	Plot m <sup>2</sup>	1.392
		Pax	---		
Pool	Private	Community	212 € / month	Levels	3
Garden	Private	Garbage	---	Floor	---
Garage	Private	IBI	973 € / year	Orientation	South
Parking slots	4	Construct Year	2017	EPC	In Progress

For sale

**3.999.000 €**

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.