

BROCHURE I Villa Ama

PROPERTY INFORMATION

Ref. NF-00965P

Bedrooms	5
Bathrooms	5
Built area	201 sqm
Terraces	260 sqm
Plot	375 sqm
Price	2 250 000 €
Furniture Pack	75 000 €
IBI € / Year	546 €
Garbage Tax € / Year	278 €



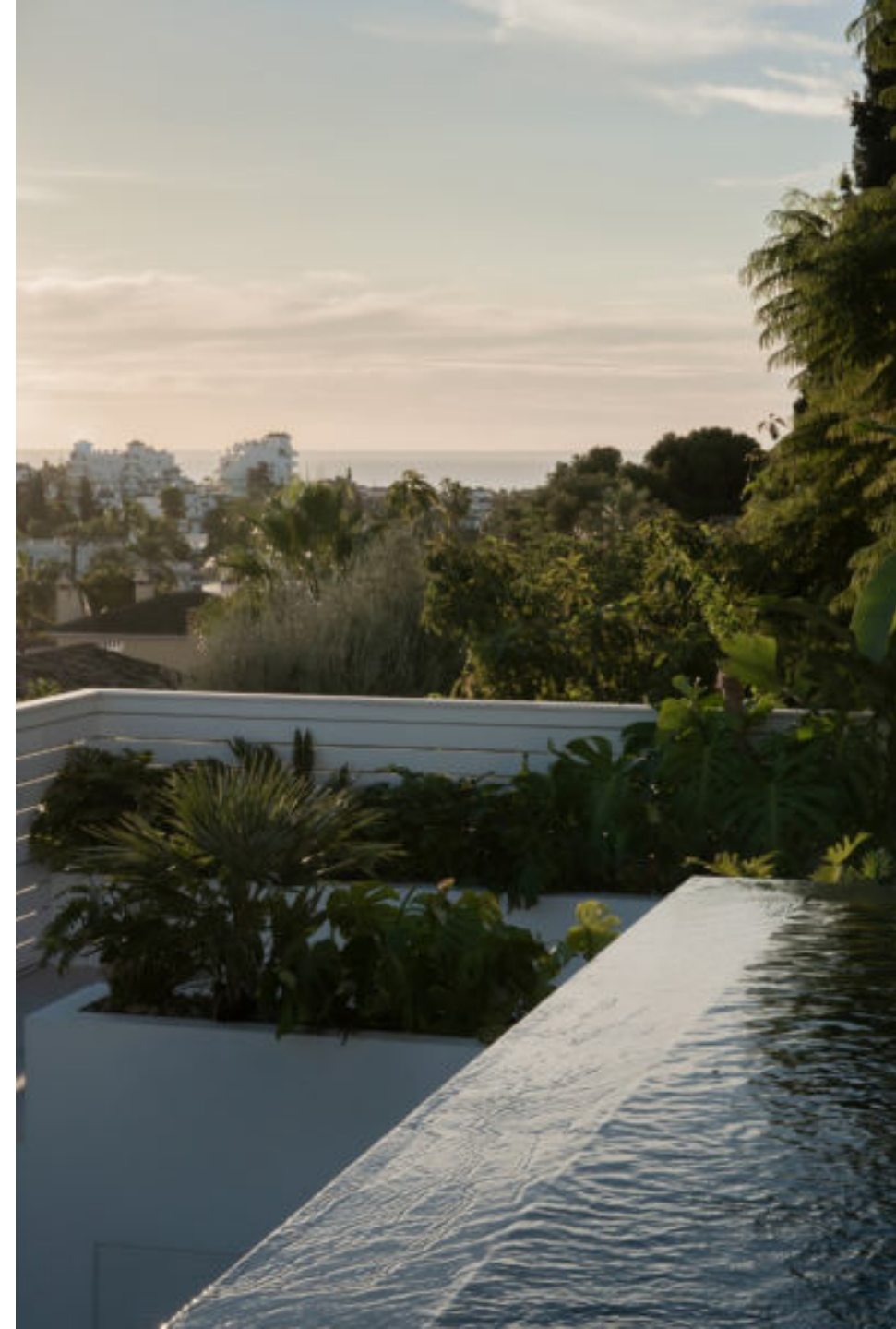


Villa Ama is a totally reformed and exceptionally designed villa situated in the hills of the charming lower part of Nueva Andalucia, with walking distance to the fashionable Puerto Banus, and the beach.

This villa is divided into 2 floors offering a living room with open plan custom made kitchen and Miele appliances. The dining area gives you direct access to the outdoor kitchen and the pool where you can enjoy a swim all year round. The new owner will have the opportunity to choose between a 5th bedroom, cinema room or a gym. Please note that it would be an additional cost to add any of these rooms.

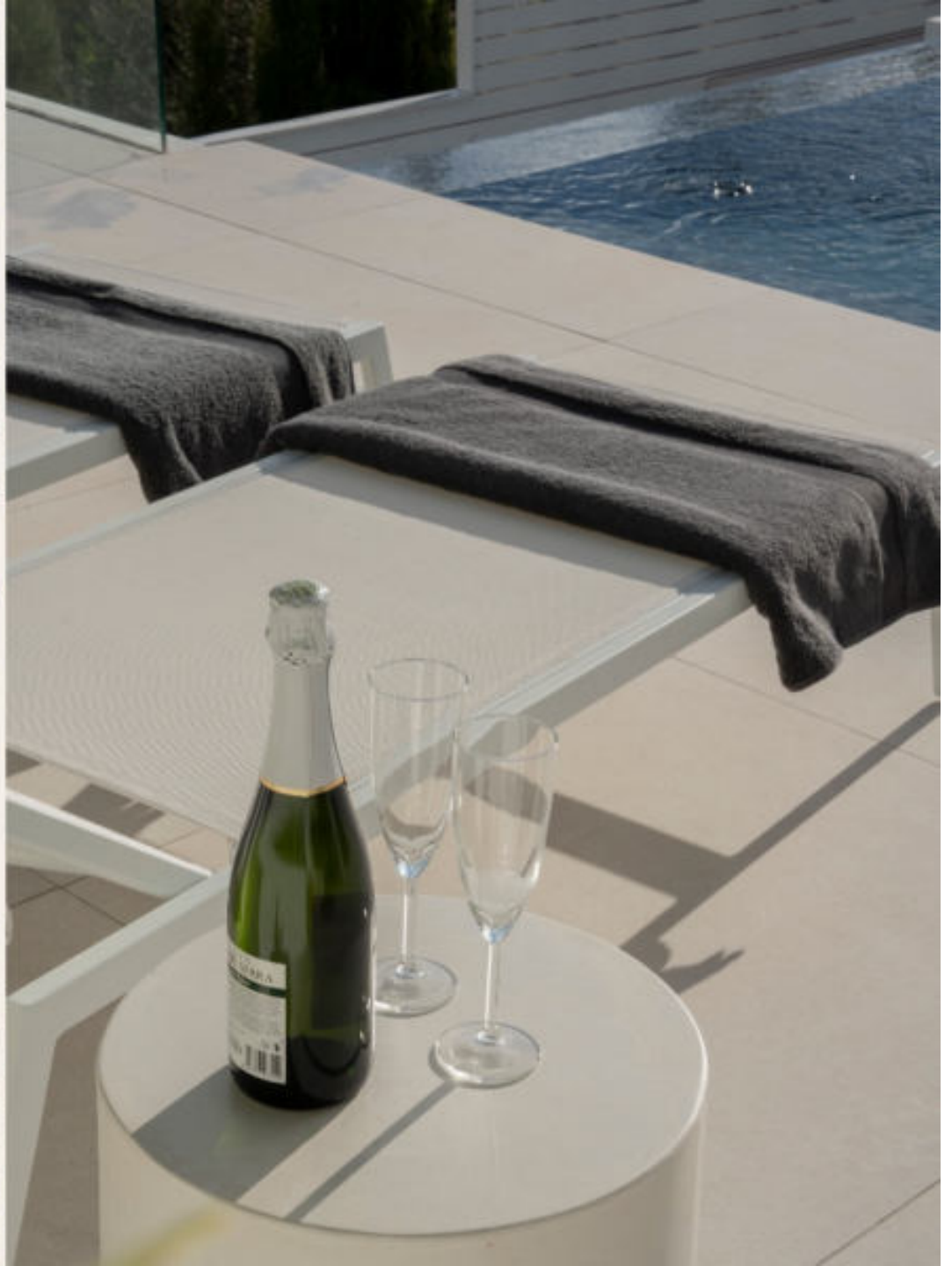
Features

- Sea & mountain views
- Private pool
- Rooftop terrace
- Close to amenities & golf courses
- Close to the beach
- Underfloor heating (bathrooms)
- Possible to add cinema room, spa area or gym
- 1 parking space

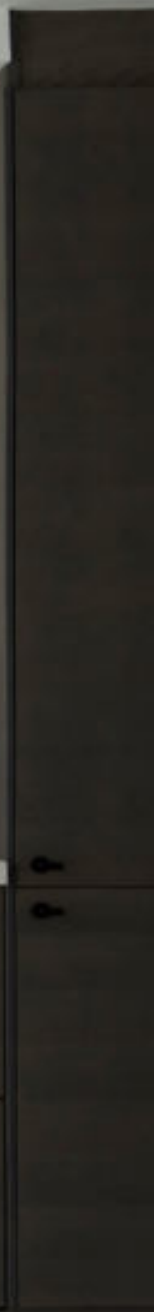
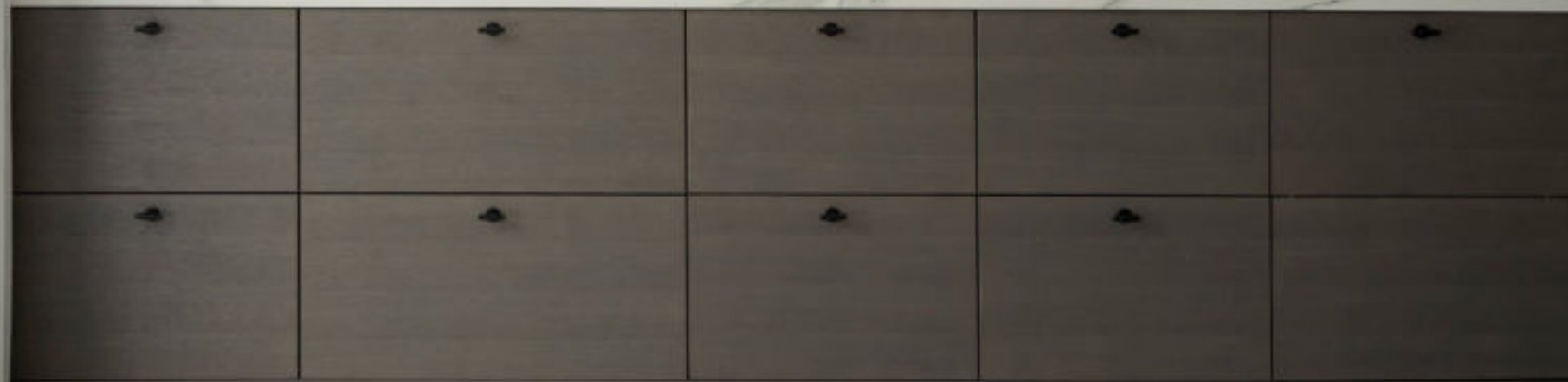












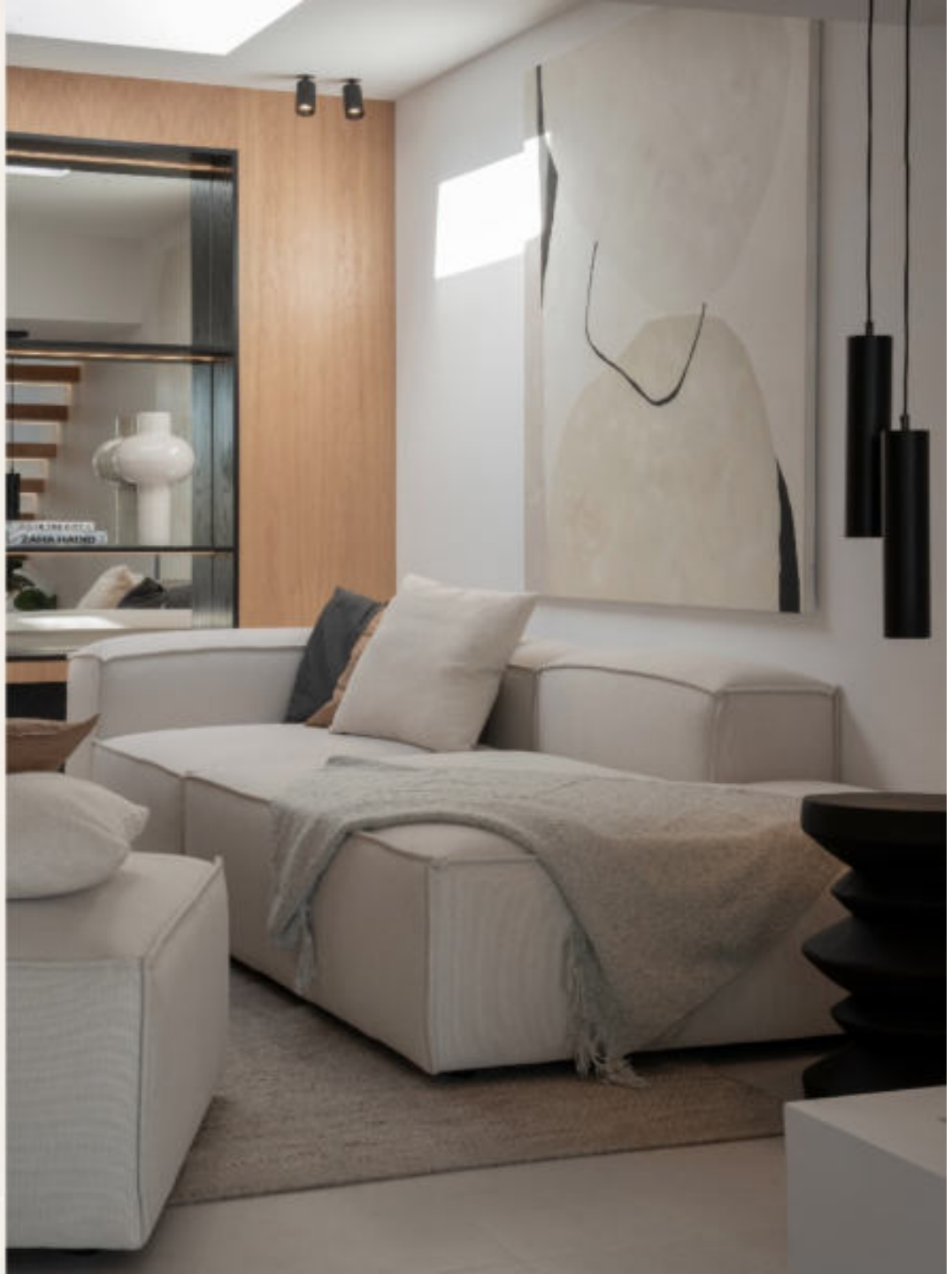












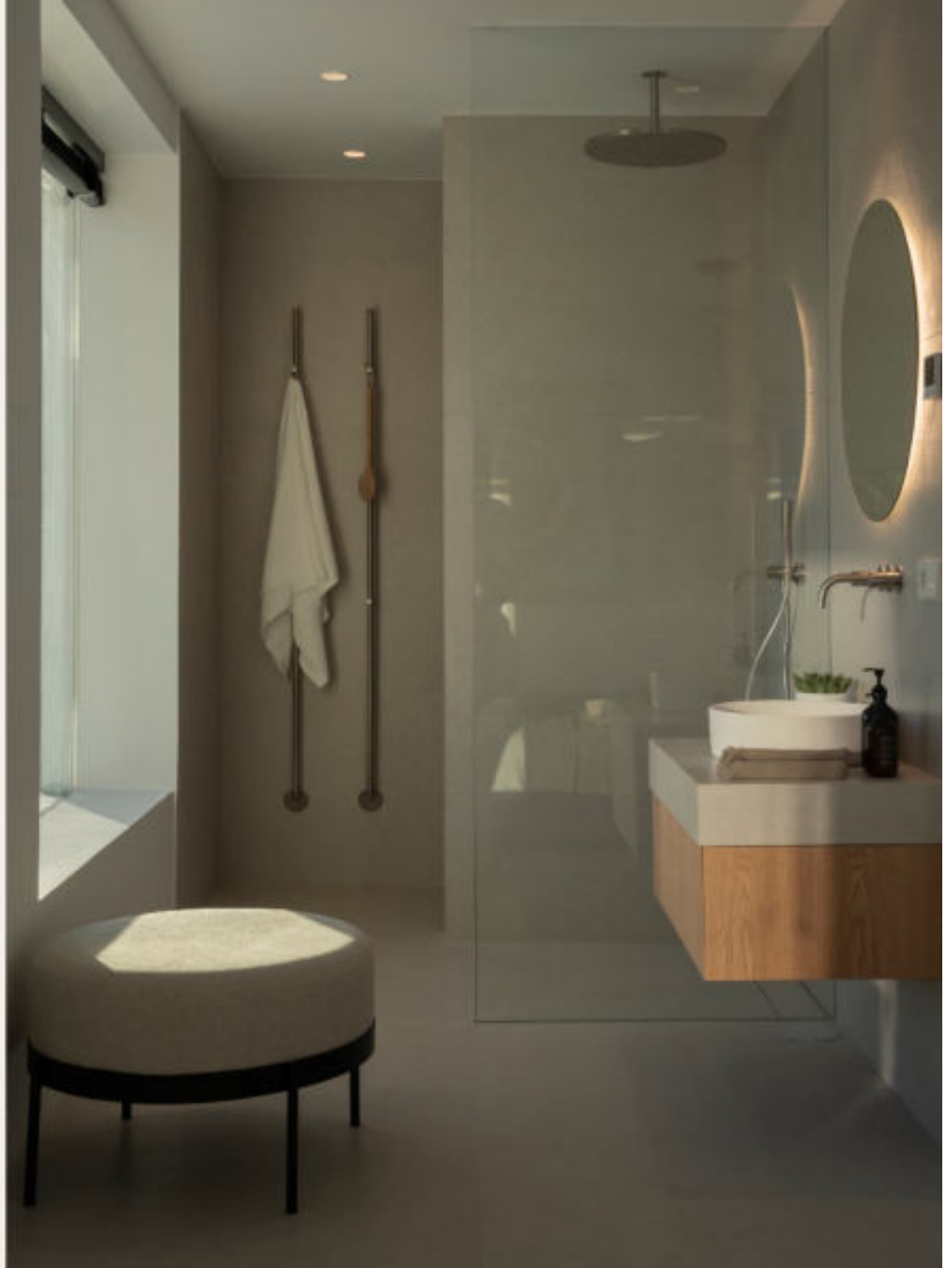












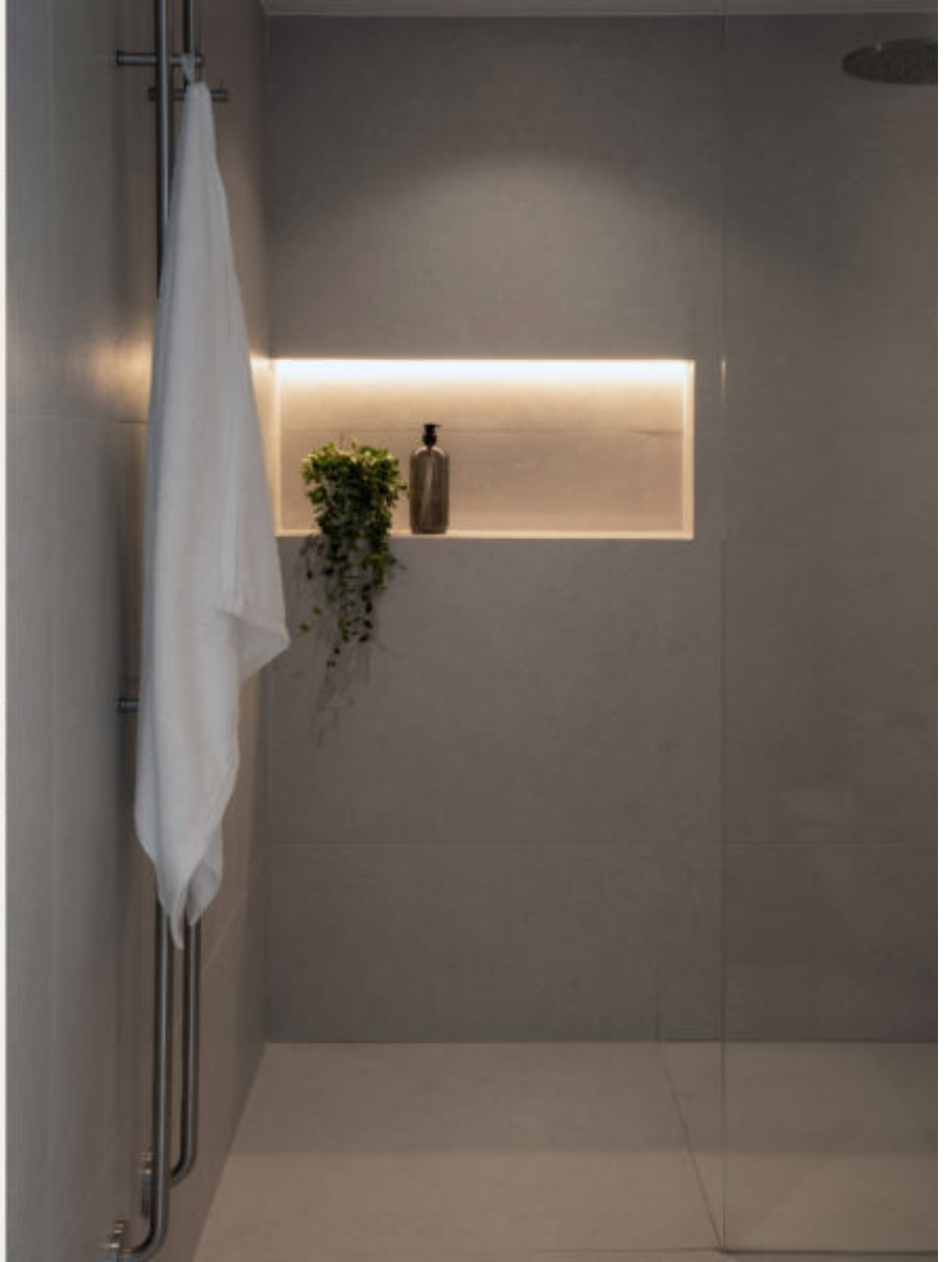










































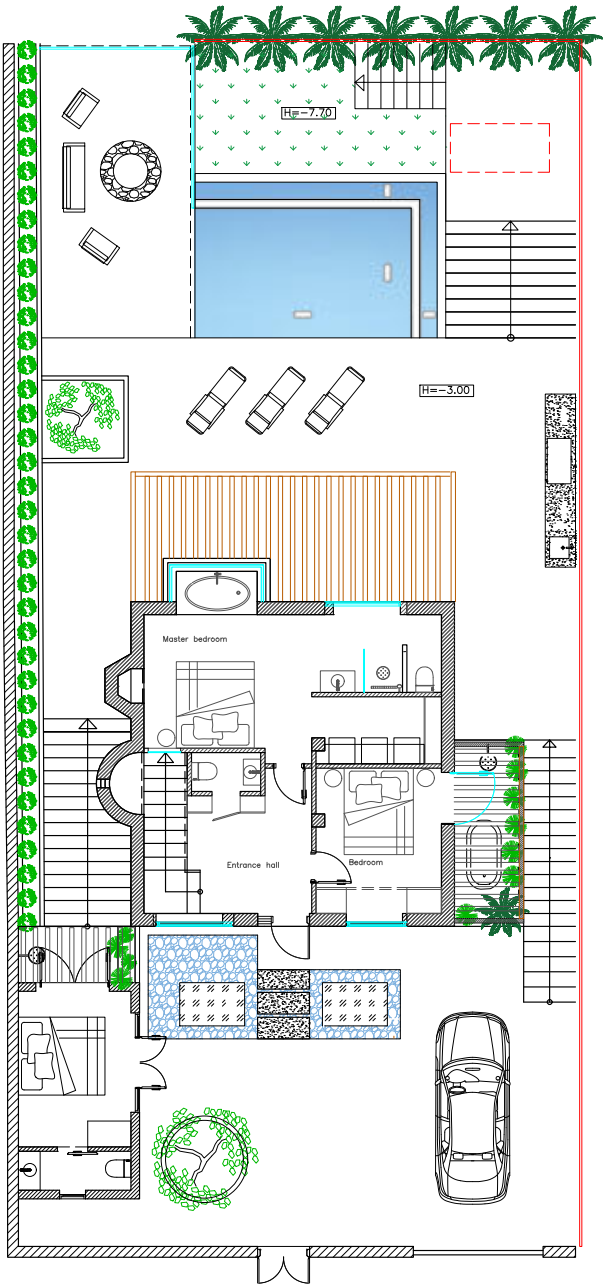


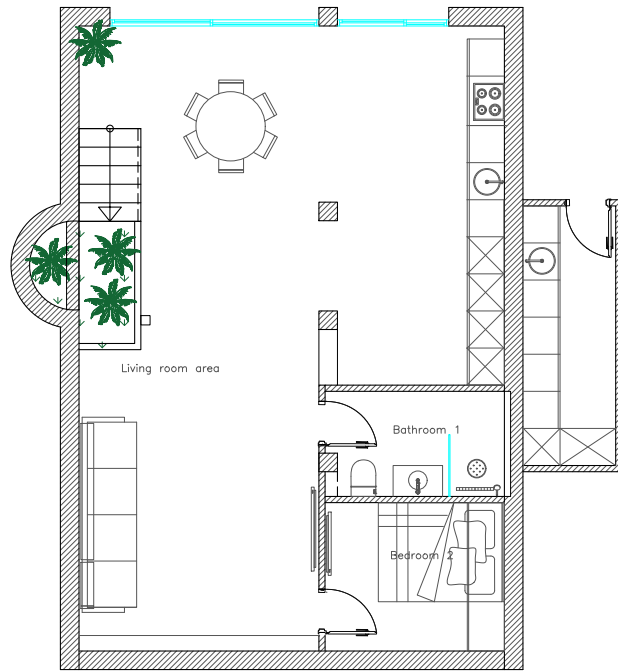




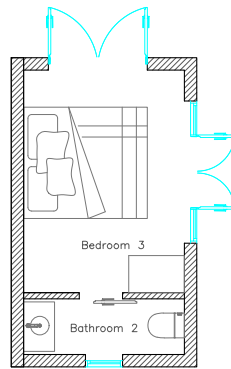


VILLA AMA

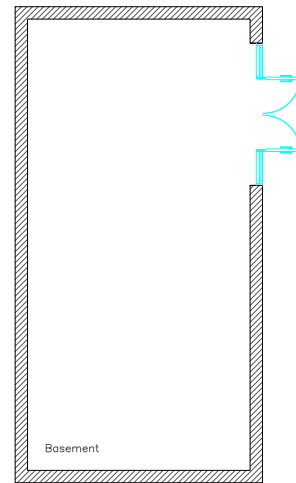




GROUND FLOOR



GUEST HOUSE



BASEMENT