



MARBELLA  
C R I B S  
G R O U P

## New 5 Bedroom Villa in Nueva Andalucia

1.995.000€



**Ref**  
MCG1531

**Beds**  
5

**Baths**  
5

**Plot**  
375 m<sup>2</sup>

**Built**  
201 m<sup>2</sup>

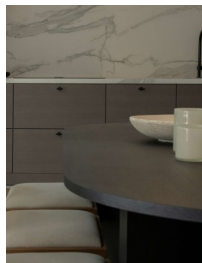
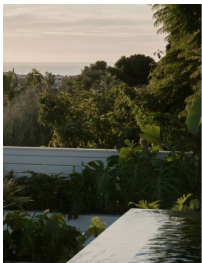
[www.marbella-cribs.com](http://www.marbella-cribs.com)

[contact@marbella-cribs.com](mailto:contact@marbella-cribs.com)

[+34 623 44 32 13](tel:+34623443213)

The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain conditions are met. This information is subject to errors, omissions, changes, prior sale, or market withdrawal. An information sheet is available per Decree 218/2005 of October 11th.





<b>Ref</b>	MCG1531
<b>Bedrooms</b>	5
<b>Bathrooms</b>	5
<b>Status</b>	For Sale
<b>Type</b>	Villas
<b>Plot</b>	375 m <sup>2</sup>
<b>Built</b>	201 m <sup>2</sup>
<b>Terrace</b>	260 m <sup>2</sup>
<b>Price</b>	1.995.000€
<b>Location</b>	Marbella City





## About this property

Welcome to Villa Ama, a completely renovated and exceptionally designed villa nestled in the hills of the charming lower part of Nueva Andalucia, within walking distance to the trendy Puerto Banus and the beach.

This villa is spread across 2 floors and offers a living room with an open-plan custom kitchen equipped with Miele appliances. The dining area provides direct access to the outdoor kitchen and the pool, allowing you to enjoy a swim year-round.

The new owner will have the option to choose between a 5th bedroom, a cinema room, or a gym. Please note that adding any of these rooms would come at an additional cost.

## Contact Us

### Phone:

+34 623 44 32 13

### Email:

[contact@marbella-cribs.com](mailto:contact@marbella-cribs.com)

### Real Estate Instagram:

[@MarbellacribsRealEstate](https://www.instagram.com/MarbellacribsRealEstate)

### Lifestyle Instagram:

[@MarbellacribsLifestyle](https://www.instagram.com/MarbellacribsLifestyle)





