



4 bathroom(s)



5 Bedroom(s)



592 m² hab. area



1274 m² ground area



€ 5.395.000

Description

Set within a development of 5 brand new luxury villas, Anamaya 2 enjoys an elevated position within the prestigious Golf Valley of Nueva Andalucia, providing scenic mountain and sea views.

Designed with a contemporary touch, Anamaya 2 has been impeccably set to face the magnificent panoramic views towards the Mediterranean Sea, all the way to the African coastline.

A seamless flow between exterior and interior areas, set the stage for the quintessential easy-going Mediterranean lifestyle. Surrounded by luscious tropical gardens, the large infinity swimming pool receives all the spotlight, giving the home an oasis feeling. The design principle for this contemporary estate is being at one with nature, complementing the needs of the changing seasons while making the most of Marbella's micro-climate. Every angle of the living/bedrooms areas have been thoughtfully designed to maximise its views, over the landscaped grounds towards La Concha and the Mediterranean sea.

The villa has been distributed between 3 levels, all throughout you can find stylish design features, bright open plan rooms and a kitchen with the highest quality appliances. The first floor consists entirely of the lavish master suite, with a noble walk-in closet and complete en-suite bathroom; the remaining 3 bedroom suites are found on the ground floor.

The basement level is an entertainers delight, hosting a TV lounge and snooker area, an indoor heated pool, sauna and a fully equipped gym which can easily be converted into an extra bedroom if necessary. A car charger has been integrated in the garage.

General info

Referentie nr.	5077053
Prijs	€ 5.395.000
Adres	Op aanvraag
Staat	Renovated
Oppervlakte grond	1274 m²
Bewoonbare oppervlakte	592 m²
Oriëntatie achtergevel	South-east

Urban planning

Building permit	Not announced
Summons and recovery claim	Not announced
Urban development destination	Not announced
Pre-emption right	Not announced
Subdivision permit	Not announced

Services

Layout / spaces

Slaapkamers	5
Badkamers	4
Terras	Ja
Terras 1 opp.	144 m²
Garages	2
Parking	Ja
Keuken (type)	fully fitted
Tuin	Ja

Energy

E-peil	In aanvraag
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Financial

Standaardtarief van 3% indien dit uw enige en eigen woning is

Prijs:	€ 5.395.000
Registratierechten (3%):	€ 161.850
BTW:	Niet onder BTW
Totaal (3% - zonder notariskosten):	€ 5.556.850

3% geldt enkel indien voldaan wordt aan de voorwaarden, en als dit de enige en eigen woning is





