



## Detached Villa for sale in Nueva Andalucía, Marbella

**2,500,000 €**

Reference: R5193700   Bedrooms: 3   Bathrooms: 3   Plot Size: 1,626m<sup>2</sup>   Build Size: 841m<sup>2</sup>   Terrace: 30m<sup>2</sup>





## Costa del Sol, Puerto Banús

### CHARMING CLASSIC VILLA IN THE HEART OF NUEVA ANDALUCÍA

This detached classic-style villa is located in one of the most established residential areas of Nueva Andalucía. It offers a functional layout

over two floors and outdoor areas designed for year-round enjoyment. From its cosy entrance courtyard to the garden with swimming pool and barbecue area, every corner is designed to combine comfort, character and quality of life. Ideal as a family residence or holiday home, with partial sea views and just a few minutes from Puerto Banús.

### TERRACES, GARDEN AND SWIMMING POOL: SPACES TO ENJOY WITH THE FAMILY

The main terrace, closed with a glass curtain, is a versatile space that adapts to all seasons. Divided into several areas, an outdoor dining area and a living area with sofas, it connects directly to the garden and swimming pool, located on a lower level. The garden is spacious, private

and perfectly maintained, with plenty of space to enjoy the outdoors with family or friends. Next to the pool is a covered dining area with a barbecue, ideal for celebrations or summer dinners. The villa also offers a terrace on the upper floor with partial views of the sea and green areas

Detached Villa, Nueva Andalucía, Costa del Sol.

3 Bedrooms, 3 Bathrooms, Built 871 m<sup>2</sup>, Terrace 30 m<sup>2</sup>, Garden/Plot 1626 m<sup>2</sup>.

Setting : Commercial Area, Village, Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools.

Orientation : South.

Condition : Good, Fair, Renovation Required, Restoration Required.

Pool : Private.

Climate Control : Air Conditioning, Hot A/C, Cold A/C, Fireplace.

Views : Sea, Pool, Courtyard, Urban.

Features : Covered Terrace, Private Terrace, Ensuite Bathroom.

Furniture : Fully Furnished, Part Furnished, Optional.

Kitchen : Fully Fitted.

Garden : Private.

Parking : Garage, More Than One.

Utilities : Electricity.

Category : Cheap, Investment, Resale.

**Features:**

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South	Air Conditioning
Private Terrace		Cold A/C
Ensuite Bathroom		Hot A/C
<b>Views</b>	<b>Setting</b>	<b>Fireplace</b>
Sea	Commercial Area	<b>Condition</b>
Pool	Close To Port	Good
Courtyard	Close To Sea	Fair
Urban	Close To Shops	Renovation Required
	Close To Town	Restoration Required
	Close To Schools	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Private	Fully Furnished	Fully Fitted
	Part Furnished	
	Optional	
<b>Garden</b>	<b>Parking</b>	<b>Utilities</b>
Private	Garage	Electricity
	More Than One	
<b>Category</b>		
Investment		
Cheap		
Resale		