



## Frittliggende villa til salgs i Nueva Andalucía, Marbella

2 500 000 €

Referanse: R5193700 Soverom: 3 Bad: 3 Plottstørrelse: 1 626m<sup>2</sup> Bebygget areal: 841m<sup>2</sup> Terrasse: 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.

**Egenskaper:**

Funksjoner	Orientering	Klimakontroll
Dekket terrasse	Sør	Klimaanlegg
Privat terrasse		Kald a/c
Ensuite bad		Varm a/c
 		Peis
<b>Utsikt</b>	<b>Innstilling</b>	<b>Betingelse</b>
Sjø	Kommersielt område	God
Basseng	I nærheten av havnen	Rettferdig
Gårdsplass	Nær sjøen	Renovering kreves
Urban	I nærheten av butikker	Restaurering kreves
	Nær byen	
	Nær skoler	
<b>Basseng</b>	<b>Møbler</b>	<b>Kjøkken</b>
Privat	Fullt møblert	Fullt montert
	Del møblert	
	Valgfri	
<b>Hage</b>	<b>Parkering</b>	<b>Verktøy</b>
Privat	Garasje	Elektrisitet
	Mer enn en	
<b>Kategori</b>		
Investering		
Billig		
Videresalg		