



## Detached Villa for sale in Nueva Andalucía, Marbella

1,095,000 €

Reference: R5077951 Bedrooms: 6 Bathrooms: 3 Build Size: 280m<sup>2</sup> Terrace: 30m<sup>2</sup>







## Costa del Sol, Nueva Andalucía

Located in a peaceful residential area in Nueva Andalucía, Marbella, this detached villa sits just a short drive from the exclusive Puerto Banús and offers proximity to all essential services: town hall, pharmacies, supermarkets, schools, churches, and public transport. Set on a private plot with mature gardens, the property offers a solid and well-maintained structure typical of homes built in the 1980s. While fully functional and comfortable for immediate use, it also presents a fantastic opportunity for aesthetic and functional upgrades to suit contemporary living standards. Main Features: 6 bedrooms in total – 4 main bedrooms and 2 guest rooms on an independent floor 3 full bathrooms Bright living room with fireplace and direct access to the exterior Fully fitted kitchen with pantry and access to a tiled utility terrace Ample attic-style storage room Outdoor Spaces Designed for Enjoyment: Covered porch with built-in barbecue, perfect for outdoor gatherings Two terraces: one off the master bedroom with pergola, and another off the living room, enclosed with transparent glass and a retractable awning Private swimming pool with a sun terrace, surrounded by a well-established garden with lawn, ornamental plants, and fruit trees Covered and enclosed garage with automatic door (1 car) and pool filtration system Easy on-street parking for guests Comfort & Facilities: Heating and hot water via diesel boiler with 1,000L tank Air conditioning on the upper floor and ceiling fans in all rooms Fireplace in the living room Kitchen equipped with all essential appliances This villa is ideal for families looking for space, privacy, and a prime location close to golf courses, beaches, and the vibrant lifestyle of Marbella. With a thoughtful update, it has the potential to become a true standout home in one of the most desirable areas of the Costa del Sol. The Abbreviated Information Document is at your disposal. Costs: Taxes (ITP or VAT+AJD) + notary and registry fees.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Fitted Wardrobes  
Utility Room  
Basement

### Views

Panoramic  
Garden  
Pool

### Pool

Private

### Garden

Private

### Category

Holiday Homes  
Investment

### Orientation

South West

### Setting

Close To Port  
Urbanisation  
Close To Shops  
Close To Town

### Furniture

Not Furnished

### Parking

Underground  
Garage  
Private

### Energy Rating

E

### Climate Control

Air Conditioning  
Fireplace  
Central Heating

### Condition

Good  
Renovation Required

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water

### CO2 Emission Rating

E