



## Detached Villa for sale in Nueva Andalucía, Marbella

2,500,000 €

 $\textbf{Reference: R5193700 } \quad \textbf{Bedrooms: 3} \quad \textbf{Bathrooms: 3} \quad \textbf{Plot Size: 1,626m}^2 \quad \textbf{Build Size: 841m}^2 \quad \overline{\textbf{Terrace: } 30m^2}$ 



















## 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:**

Features Orientation Climate Control

Covered Terrace South Air Conditioning
Private Terrace Cold A/C
Ensuite Bathroom Hot A/C

Hot A/C Fireplace Condition

ViewsSettingConditionSeaCommercial AreaGoodPoolClose To PortFair

CourtyardClose To SeaRenovation RequiredUrbanClose To ShopsRestoration Required

Close To Town Close To Schools

PoolFurnitureKitchenPrivateFully FurnishedFully Fitted

Part Furnished Optional

Garden Parking
Private Garage

More Than One

**Utilities**Electricity

Category Investment

Cheap Resale