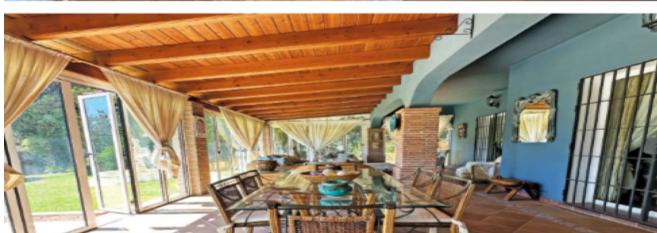
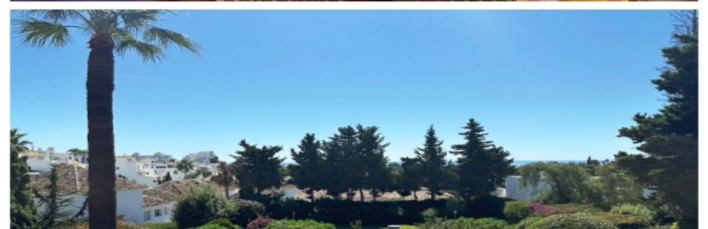
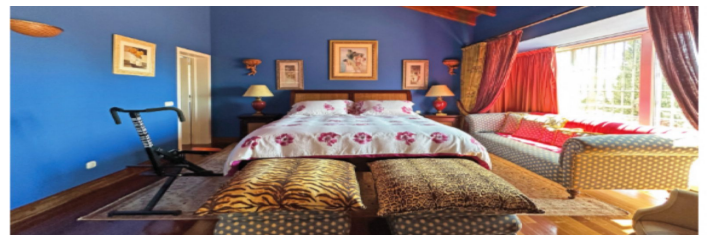




# Detached Villa for sale in Nueva Andalucía, Marbella

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:

### Features

Covered Terrace  
Private Terrace  
Ensuite Bathroom

### Views

Sea  
Pool  
Courtyard  
Urban

### Pool

Private

### Garden

Private

### Category

Investment  
Resale  
Cheap

### Orientation

South

### Setting

Commercial Area  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Fully Furnished  
Optional  
Part Furnished

### Parking

Garage  
More Than One

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace

### Condition

Good  
Renovation Required  
Fair  
Restoration Required

### Kitchen

Fully Fitted

### Utilities

Electricity