



## Detached Villa for sale in Nueva Andalucía, Marbella

1.600.000 €

Reference: R5023576 Bedrooms: 4 Bathrooms: 3 Plot Size: 512m<sup>2</sup> Build Size: 204m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Charming villa located in the heart of Nueva Andalucía, just a short walk from restaurants, a supermarket, and various shops. The beach is approximately 1 km away, with Puerto Banús only 800m from the property. The villa features a private swimming pool surrounded by a sunny terrace and a small, mature garden offering total privacy. The garden is beautifully landscaped with fruit trees and vibrant bougainvillea. The ground floor includes a bright and spacious living and dining area that opens onto a covered terrace, leading out to the pool. The living room is fitted with an open fireplace, and the terrace includes a built-in barbecue area—ideal for outdoor entertaining. This level also offers a fully equipped kitchen, a laundry room, one bedroom, and a bathroom. Upstairs, you'll find the master suite along with two additional bedrooms in a separate wing, which share a bathroom. Natural light floods the entrance hall and hallways through ceiling skylights, creating a warm and welcoming atmosphere. There is a separate garage that could be converted into an additional room, as well as covered parking and a storage area in a private section shared with a neighbouring property. The home is maintained by the local town hall, so no community fees apply. It also features hot and cold air conditioning throughout. If you're looking for a private villa within walking distance of all amenities, this is the perfect property for you.





## Features:

### Özellikler

Kapalı teras  
Ulaşım yakınında  
Özel teras  
Mermer döşeme  
Takılmış gardıroplar  
Kamu hizmeti odası

### Ayar

Golf'e yakın  
Denize yakın  
Dükkanlara Yakın  
Okullara yakın

### Bahçe

Özel

### Oryantasyon

Doğu

### Havuz

Özel

### Otopark

Özel  
Birden fazla

### İklim kontrolü

Klima  
Şömine

### Mutfak

Kısmen takılı