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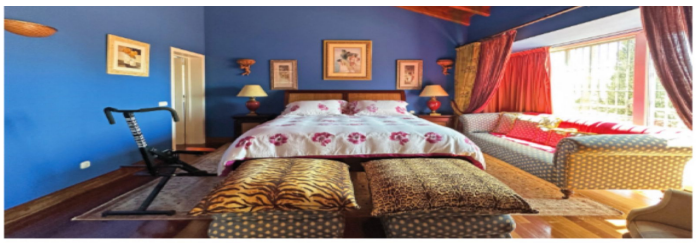
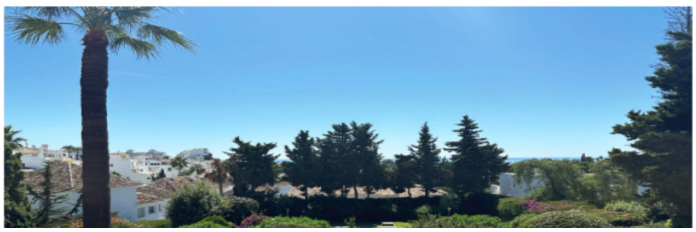
Detached Villa for sale in Nueva Andalucía, Marbella

2,500,000 €

Reference: R5193700 **Bedrooms:** 3 **Bathrooms:** 3 **Plot Size:** 1,626m^2 **Build Size:** 841m^2 **Terrace:** 30m^2





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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 m², Terrace 30 m², Garden/Plot 1626 m². 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.

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Features:

Features
Covered Terrace
Private Terrace
Ensuite Bathroom

Orientation
South

Climate Control
Air Conditioning
Cold A/C
Hot A/C
Fireplace

Views
Sea
Pool
Courtyard
Urban

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

Condition
Good
Fair
Renovation Required
Restoration Required

Pool
Private

Furniture
Fully Furnished
Part Furnished
Optional

Kitchen
Fully Fitted

Garden
Private

Parking
Garage
More Than One

Utilities
Electricity

Category
Investment
Cheap
Resale