



## Fristående villa till salu i Nueva Andalucía, Marbella

**1 300 000 €**

Referens: R5048824 Sovrum: 7 Badrum: 6 Komplott: 1 539m<sup>2</sup> Bygga: 356m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

This substantial villa, set within the sought-after enclave of El Colorado in Nueva Andalucía, Marbella, presents an exceptional opportunity for those seeking a renovation project in a prime location. Boasting 7 bedrooms, 5 bathrooms, and a guest toilet, the property offers generous accommodation across a built area of 356m<sup>2</sup> and occupies a sizeable plot of 1,539m<sup>2</sup>. The residence is ideally situated for access to local amenities, transport links, and is in close proximity to renowned golf courses, schools, shops, the port, and the sea.

Designed with family living and entertaining in mind, the villa features a spacious living room with a fireplace, a separate dining room, and a guest room, all complemented by marble floors throughout. Double glazing, fitted wardrobes, and security shutters enhance comfort and security, while a basement provides additional versatile space. The property also benefits from a private garage, offering secure parking for 3 cars plus a car port for another 2 - 3 cars, and storage.

Outdoor living is a key highlight, with a private swimming pool and landscaped gardens offering both pool and garden views. Multiple terraces, both covered and uncovered, provide options for relaxation and al fresco dining, including a dedicated barbecue area and guest toilet for convenience. The villa's position on the mountainside ensures picturesque surroundings, while its proximity to a children's playground makes it ideal for families.

Although in need of renovation, this villa represents a rare chance to create a bespoke home in one of Marbella's most desirable neighbourhoods. Whether as a permanent residence or a luxurious holiday retreat, the property's blend of space, location, and potential is sure to appeal to discerning buyers seeking a project in Nueva Andalucía.



## Funktioner:

Drag  
Täckt terrass  
Nära transport  
Privat terrass  
Marmorgolv  
Dubbelglas  
Monterade garderober  
Grilla  
Källare

Åsikter  
Trädgård  
Slå samman  
  
Slå samman  
Privat

Orientering  
Söder

Miljö  
Nära golf  
Nära hamnen  
Nära havet  
Nära butiker  
Nära staden  
Nära skolor  
  
Trädgård  
Privat

Klimatkontroll  
Öppen spis

Skick  
Renovering krävs  
  
Parkering  
Privat  
Mer än en