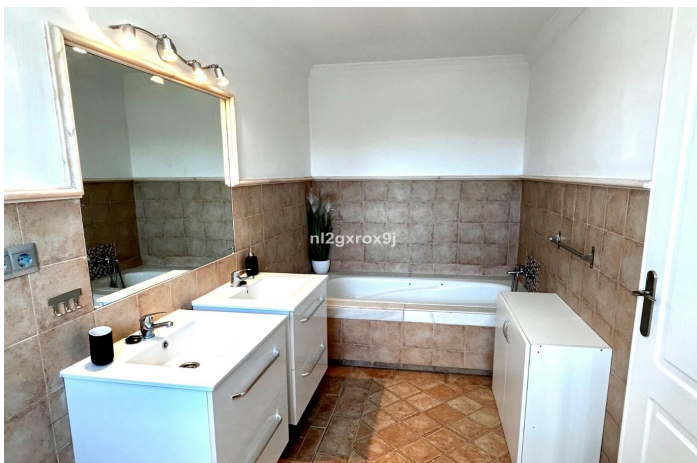




## Detached Villa for sale in Nueva Andalucía, Marbella

**1.750.000 €**Referentie: R4921489 Slaapkamers: 5 Badkamers: 5 Plotgrootte: 1.030m<sup>2</sup> Perceelgrootte: 569m<sup>2</sup> Terras: 91m<sup>2</sup>



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## Costa del Sol, Nueva Andalucía

This 4-bedroom villa is available ideally situated just minutes from Nueva Andalucía's central plaza and within walking distance of the world-renowned Puerto Banús. This villa offers an exceptional opportunity to create a luxurious family home or a smart investment with high rental potential, all while enjoying the sought-after Marbella coastal lifestyle.

The 557 m<sup>2</sup> property features 4 bedrooms, 3 of which are en suite and 4 bathrooms. Upon entering, you are welcomed into a bright and spacious double living area that opens onto a covered balcony. This level also includes a separate kitchen, the master bedroom ensuite with ample built in wardrobe space with access to an outdoor balcony and a guest WC with a utility area.

On the second floor, you'll find an open feature hall leading to 2 en suite double bedrooms, an additional bedroom and various balconies as well as a separate solarium area. The layout offers flexibility and plenty of room for personalisation.

The basement level includes a garage with space for 3-4 cars and a large area matching the footprint of the upper level, offering a large customisable space with potential to suit your specific needs.

The outdoor spaces include a courtyard garden in the centre of the property, carport, large driveway and a front garden with ample space to design a pool or additional landscaping.

Nestled on a quiet road in one of Nueva Andalucía's most prime locations, this property is surrounded by luxurious villas currently under construction, which will further enhance the exclusivity and prestige of the area. Once complete, these developments will frame the property beautifully, adding significant value and making this an exceptional investment opportunity. With its Andalusian charm and ample room for customisation, this villa offers unmatched potential to create your dream home.





## Kenmerken:

### Extra's

Overdekt terras  
Nabij vervoer  
Ensuite badkamer  
Inbouwkasten  
Zonnebank  
Kelder

### Uitzicht

Mountain Bekeken  
Garden Views

### Tuin

private Garden

### Voorzieningen

Drinkwater

### Zonorientatie

West

### Ligging

Dicht bij strand  
Dichtbij haven  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen

### Beveiliging

Alarmsysteem

### Klimaatbeheersing

Airconditioning  
Open haard

### Huidige Staat

Goede conditie  
Renovatie nodig

### Parkeergelegenheid

private Parking  
More Than One