



Detached Villa for sale in Nueva Andalucía, Marbella

2 500 000 €Référence: R5193700 Chambres: 3 Bain: 3 Terrain: 1 626m² Construite: 841m² Terrasse: 30m²



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.

Spécification:

Caractéristiques	Orientation	Climatisation
Terrasse couverte	Sud	Climatisation
Terrasse privée		Cold A / C
Salle de bain attenante		A / C chaud
Vues	Paramètre	Cheminée
Mer	Zone commerciale	Condition
Piscine	Près du port	Bien
Cour	Près de la mer	Équitable
Urban	Proche des magasins	Rénovation requise
	Près de la ville	Restauration requise
	Près des écoles	
Piscine	Meubles	Cuisine
Private	Entièrement meublé	Entièrement équipé
	Partie fournie	
	Optional	
Jardin	Parking	Services publics
Private	Garage	Électricité
	Plus d'un	
Catégorie		
Investissement		
Bon marché		
Revente		