



# Detached Villa for sale in Nueva Andalucía, Marbella

1,300,000 €

Reference: R5048824 Bedrooms: 7 Bathrooms: 6 Plot Size: 1,539m<sup>2</sup> Build Size: 356m<sup>2</sup>





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## 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 barbeque 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.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Barbeque  
Basement

### Views

Garden  
Pool

### Pool

Private

### Orientation

South

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Garden

Private

### Climate Control

Fireplace

### Condition

Renovation Required

### Parking

Private  
More Than One