



## Detached Villa for sale in Nueva Andalucía, Marbella

1.495.000 €

Referentie: R3780094 Slaapkamers: 5 Badkamers: 4 Plotgrootte: 610m<sup>2</sup> Perceelgrootte: 382m<sup>2</sup> Terras: 60m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Location! Location! Location!

Large Mediterranean Villa with south orientation sea Views located in the upper part of Nueva Andalucía. The property has very easy access from the Main Street in proximity of all amenities, restaurants, and golf courses. This property is great holiday home and with good rental potential.

The property is distributed over 3 levels. With 5 bedrooms and 4 bathrooms, a spacious living room with a fireplace, a good size fully fitted kitchen and terraces with private swimming pool. The house is designed in a Spanish style and has wonderful views from the house. The house is nice , but of course with a little modernization it can become an amazing home, combining the Andalusian and modern.

Nearest facilities:

Golf course: 1-5 minutes

Beach: 4 minutes

Restaurants: 3-5 minutes

Airport: 50 minutes

Marbella Puerto Banús: 5 minutes

Marbella town: 13 minutes

Estepona town: 18 minutes

About Nueva Andalusia:

A newly built area and the largest neighborhood in Marbella. It's an extensive residential zone with luxurious villas and apartments placed among charming gardens, commercial centers, and a vast range of restaurants. The perfect area for golfers as it is surrounded by 5 Golf large Courses. Due to the elevation, Nueva Andalucía is privileged with spectacular sea and mountain views. Only a 5' drive away from the nightlife center – Puerto Banus – yet far enough to enjoy the peaceful.

Interested? Contact us for more information and visits!

Ask us about our services: airport transfers, hotel reservations, tax identification number applications, opening bank accounts, as well as recommendations for lawyers, tax advisors, residence management, and Golden Visa applications.



## Kenmerken:

### Extra's

Overdekt terras  
Nabij vervoer  
Privé Terras  
Satelliet TV  
Berging  
Ensuite badkamer  
Marmeren vloeren  
Dubbele beglazing  
Inbouwkasten  
Zonnebank  
WiFi  
Sportschool  
Speelzaal  
Gasten appartement  
Gastenverblijf  
Bijkeuken  
Houten vloeren  
Barbecue  
Restaurant op locatie  
Dicht bij moskee  
Personeel accommodatie  
Stallen  
Kelder  
Access for people with reduced mobility

### Uitzicht

Zeezicht  
Mountain Bekeken  
Country Bekeken  
Garden Views  
Pool Bekeken  
Golf Bekeken  
Urban Bekeken  
street Views

### Zwembad

private Pool

### Tuin

private Garden

### Zonorientatie

zuiden  
West  
South West Orientation

### Ligging

Commerciele omgeving  
Dichtbij golfbaan  
Dichtbij haven  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen  
Dorp  
Dichtbij bos  
Dichtbij jachthaven

### Meubilering

Volledig gemeubileerd  
Gedeeltelijk gemeubileerd  
optioneel Furniture

### Beveiliging

Omheind complex  
Deurbel met intercom  
Kluis

### Klimaatbeheersing

Airconditioning  
Open haard

### Huidige Staat

Goede conditie

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

ondergrondse parkeergarage  
garage  
private Parking



**Voorzieningen**

Elektriciteit

Drinkwater

Telefoon

**CO2 Emission Rating**

A

**Categorie**

Vakantiehuis

Investering

Goedkoop

Golf

Luxe

Bestaande bouw

overdekte parkeerplaats

Open Parkeergelegenheid

parkeren op straat

Gemeenschappelijk Parking

More Than One

**Energiebeoordeling**

A