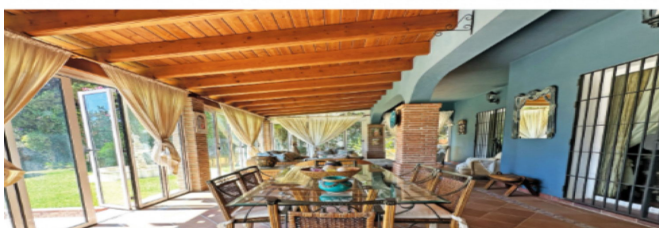
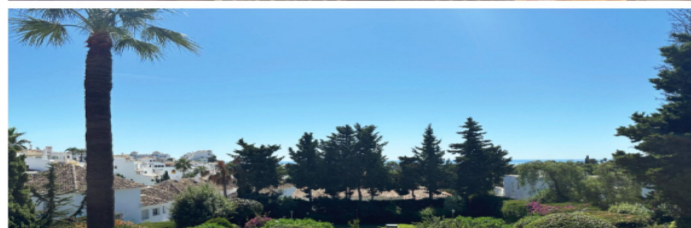
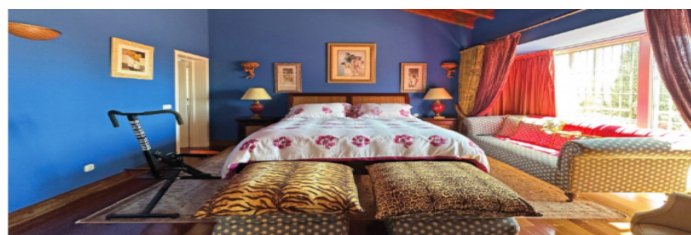
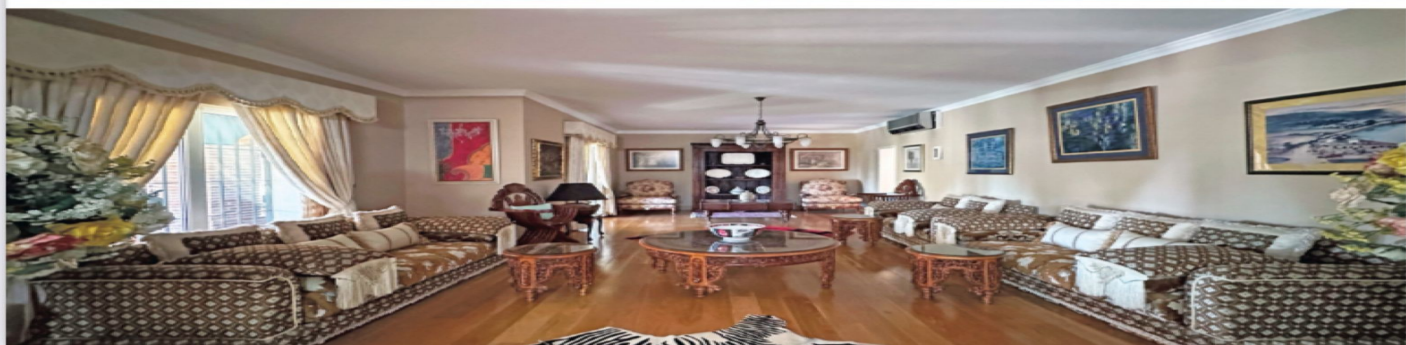




## Detached Villa for sale in Nueva Andalucía, Marbella

**2.500.000 €**Referenz: R5193700 Schlafzimmer: 3 Badezimmer: 3 Grundstücksgröße: 1.626m<sup>2</sup> Garten: 841m<sup>2</sup> Terrasse: 30m<sup>2</sup>



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## 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 m<sup>2</sup>, Terrace 30 m<sup>2</sup>, Garden/Plot 1626 m<sup>2</sup>. 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.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Private Terrasse  
Badezimmer

### Ansichten

Meer  
Pool  
Hof  
Urban

### Pool

Privat

### Garten

Privat

### Kategorie

Investition  
Billig  
Wiederverkauf

### Orientierung

Süden

### Einstellung

Gewerbegebiet  
In der Nähe des Hafens  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen

### Möbel

Voll eingerichtet  
Teil eingerichtet  
Optional

### Parken

Garage  
Mehr als eins

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.  
Kamin  
**Zustand**  
Gut  
Gerecht  
Renovierung erforderlich  
Wiederherstellung erforderlich

### Küche

Voll ausgestattet

### Versorgungsunternehmen

Strom