



## Detached Villa for sale in Nueva Andalucía, Marbella

## 2 500 000 €





















## Costa del Sol, Nueva Andalucía

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.





## Характеристики:

Функции Ориентация Климат -контроль

Покрытая терраса Юг Кондиционер Частная терраса Холодный А/С

Ванная комната Горячий кондиционер

Камин

Полностью оснащен

 Виды
 Параметр
 Состояние

 Море
 Коммерческий район
 Хороший

Бассейн Рядом с гольфом Справедливый

 Двор
 Рядом с портом
 Требуется реконструкция

 Городской
 Рядом с морем
 Требуется восстановление

Рядом с магазинами Рядом с городом Рядом с школами

Деревня

Бассейн Мебель Кухня

Частный бассейн Полностью меблирован

Часть меблирована Необязательный

Сад Стоянка Коммунальные услуги

Частный сад Гараж Электричество

Более одного **Категория** 

Инвестиции Дешевый

Перепродажа