



## Detached Villa for sale in Nueva Andalucía, Marbella

1,300,000 €

Reference: R5209510 Bedrooms: 4 Bathrooms: 4 Plot Size: 484m<sup>2</sup> Build Size: 178m<sup>2</sup> Terrace: 306m<sup>2</sup>















## Costa del Sol, Nueva Andalucía

This stunning villa is a true rental machine, perfectly positioned in one of Marbella's most desirable areas. Just a short walk from the beach, Puerto Banús, shops, cafés, and restaurants, it offers the ultimate combination of lifestyle, comfort, and investment potential. The villa is thoughtfully designed across three levels. On the ground floor, you'll find a private guest studio with direct access to the pool and sunny patio — ideal for visitors or rental flexibility. The first floor features a fully equipped modern kitchen, a bright living and dining area, and one cozy bedroom with a bathroom. The second floor offers two spacious bedrooms, each with its own bathroom, ensuring privacy and comfort for all. Located in a quiet, elegant setting yet close to everything, this property represents outstanding value in a prime location — a perfect opportunity for both investment and lifestyle in Marbella's most sought-after area.





## **Features:**

FeaturesOrientationClimate ControlCovered TerraceSouth EastAir Conditioning

Noar Transport

Near Transport Fireplace

Private Terrace Central Heating
Storage Room

Fitted Wardrobes Guest Apartment

Barbeque Basement

ViewsSettingConditionSeaClose To GolfExcellent

Mountain Close To Port
Panoramic Close To Sea
Garden Close To Shops
Pool Close To Town

Close To Schools

Pool Furniture Garden

Heated Fully Furnished Private Garden

**Private Pool** 

Security Parking Energy Rating

Entry Phone Private C

**CO2** Emission Rating

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