



## Detached Villa for sale in Nueva Andalucía, Marbella

**1,395,000 €**

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:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Fitted Wardrobes  
Guest Apartment  
Barbeque  
Basement

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool

### Pool

Heated  
Private Pool

### Security

Entry Phone

### CO2 Emission Rating

D

### Orientation

South East

### Setting

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

### Furniture

Fully Furnished

### Parking

Private

### Climate Control

Air Conditioning  
Fireplace  
Central Heating

### Condition

Excellent

### Garden

Private Garden

### Energy Rating

C