



## Detached Villa for sale in Nueva Andalucía, Marbella

1,150,000 €

Reference: R5160304 Bedrooms: 5 Bathrooms: 3 Plot Size: 570m<sup>2</sup> Build Size: 302m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

We present this wonderful villa in the heart of Nueva Andalucía, just a few steps from all amenities, schools, restaurants, golf courses and a few minutes from Puerto Banus. A unique opportunity to acquire a large house in one of the most exclusive and demanded areas of Marbella. The house was completely renovated in 2015 within it, including plumbing and electrical installation, so it is ready to move in. It is distributed on two floors and offers 5 large bedrooms and 3 bathrooms (2 of them en suite), with a constructed area of 302 m<sup>2</sup> on a plot of 570 m<sup>2</sup>. Among its attractions are two large terraces with south and southwest orientation, ideal for enjoying the sun all day, in addition to a large outdoor area and another area to park several cars comfortably. The plot also provides the possibility of redesigning the garden, building a swimming pool or creating different outdoor leisure areas, which makes this villa a magnificent choice for both family residence and investment. It also has a raw ground floor that opens a host of possibilities: from enabling an underground garage with direct access from the main street, to design a private gym, a cinema room, spa or games area... In short, a property with a location-space-price ratio that is difficult to find in Nueva Andalucía.

**Features:****Features**

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
Gym  
Utility Room  
Barbeque  
Basement

**Views**

Pool  
Urban  
Street

**Pool**

Private

**Garden**

Private

**Orientation**

South West

**Setting**

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

**Furniture**

Fully Furnished  
Optional

**Parking**

Private

**Climate Control**

Air Conditioning  
Fireplace

**Condition**

Good  
Excellent  
Renovation Required

**Kitchen**

Partially Fitted

**Utilities**

Solar water heating