



## Villa - Chalet en venta en Nueva Andalucía, Marbella

1.250.000 €

Referencia: R5160304 Dormitorios: 5 Baños: 3 Terreno: 570m<sup>2</sup> Construido: 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.



## Características:

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Terraza Cubierta  
Terraza Privada  
Trastero - Almacén  
Baño En-Suite  
Armarios Empotrados  
Gimnasio  
Lavadero  
Barbacoa  
Sótano

### Vistas

Vistas a Piscina  
Vistas Urbanas  
Vistas a Calle

### Piscina

Piscina Privada

### Jardin

Jardín Privado

### Orientación

Orientación Suroeste

### Posición

Cerca de Golf  
Cerca de Puerto  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Ciudad  
Cerca de Colegios

### Muebles

Completamente Amueblada  
Opcionales

### Aparcamiento

Parking Privado

### Climatización

Aire Acondicionado  
Chimenea

### Estado

Buen estado de conservación  
Excelente estado de conservación  
Necesita Reformas

### Cocina

Cocina Parcialmente Equipada

### Servicios Públicos

Paneles Solares Térmicas