



## Detached Villa for sale in Nueva Andalucía, Marbella

1,399,000 €

Reference: R4774633 Bedrooms: 5 Plot Size: 500m<sup>2</sup> Build Size: 365m<sup>2</sup> Terrace: 50m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

### Unique Investment Opportunity

This magnificent detached villa is located in Nueva Andalucia, within walking distance to Puerto Banus Marina, and all services and amenities.

The property is distributed in main house and guest apartment, it boasts 3 terraces, large garden with private swimming pool.

The main house is composed of Large Living & Dining area, fully-fitted open-plan kitchen, 4 bedrooms, 2 bathrooms and a guest toilet. Furthermore the living area gives access to a private terrace with chillout area and bbq, on the other wing it has a private garden with private swimming pool and al-fresco dining area.

The independent guest apartment is composed of living area, fully fitted kitchen, large bedroom with en-suite bathroom and a private terrace.

The villa has access on 2 streets and is a remarkable holiday rental property with proven track record.

Call us for more info, keys with us.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Satellite TV  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Barbeque  
WiFi  
Fiber Optic  
Near Church  
Guest Apartment  
Basement  
Staff Accommodation

### Views

Garden  
Pool  
Courtyard

### Pool

Private

### Garden

Private  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Telephone  
Gas

### Orientation

South  
South East  
South West

### Setting

Commercial Area  
Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Furniture

Fully Furnished

### Security

Alarm System  
Electric Blinds

### Category

Holiday Homes  
Investment  
Resale  
Bargain  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace  
Central Heating

### Condition

Good  
Recently Refurbished  
Recently Renovated  
Fair

### Kitchen

Fully Fitted

### Parking

Garage  
Private  
Covered  
Street