



## Detached Villa for sale in Nueva Andalucía, Marbella

1,495,000 €

Reference: R3780094 Bedrooms: 5 Bathrooms: 4 Plot Size: 610m<sup>2</sup> Build Size: 382m<sup>2</sup> Terrace: 60m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Location! Location! Location!

Large Mediterranean Villa with south orientation sea Views located in the upper part of Nueva Andalucía. The property has very easy access from the Main Street in proximity of all amenities, restaurants, and golf courses. This property is great holiday home and with good rental potential.

The property is distributed over 3 levels. With 5 bedrooms and 4 bathrooms, a spacious living room with a fireplace, a good size fully fitted kitchen and terraces with private swimming pool. The house is designed in a Spanish style and has wonderful views from the house. The house is nice , but of course with a little modernization it can become an amazing home, combining the Andalusian and modern.

Nearest facilities:

Golf course: 1-5 minutes

Beach: 4 minutes

Restaurants: 3-5 minutes

Airport: 50 minutes

Marbella Puerto Banús: 5 minutes

Marbella town: 13 minutes

Estepona town: 18 minutes

About Nueva Andalusia:

A newly built area and the largest neighborhood in Marbella. It's an extensive residential zone with luxurious villas and apartments placed among charming gardens, commercial centers, and a vast range of restaurants. The perfect area for golfers as it is surrounded by 5 Golf large Courses. Due to the elevation, Nueva Andalucía is privileged with spectacular sea and mountain views. Only a 5' drive away from the nightlife center - Puerto Banus - yet far enough to enjoy the peaceful.

Interested? Contact us for more information and visits!

Ask us about our services: airport transfers, hotel reservations, tax identification number applications, opening bank accounts, as well as recommendations for lawyers, tax advisors, residence management, and Golden Visa applications.



## Features:

### Features

Covered Terrace  
 Near Transport  
 Private Terrace  
 Satellite TV  
 Storage Room  
 Ensuite Bathroom  
 Marble Flooring  
 Double Glazing  
 Fitted Wardrobes  
 Utility Room  
 Barbeque  
 WiFi  
 Gym  
 Wood Flooring  
 Solarium  
 Guest Apartment  
 Basement  
 Staff Accommodation  
 Games Room  
 Restaurant On Site  
 Guest House  
 Access for people with reduced mobility  
 Near Mosque  
 Stables

### Orientation

South  
 West  
 South West

### Climate Control

Air Conditioning  
 Fireplace

### Views

Sea  
 Mountain  
 Country  
 Garden  
 Pool  
 Urban  
 Street  
 Golf

### Setting

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

### Condition

Good

### Pool

Private

### Furniture

Fully Furnished  
 Optional  
 Part Furnished

### Kitchen

Fully Fitted

### Garden

Private

### Security

Gated Complex  
 Entry Phone  
 Safe

### Parking

Underground  
 Garage  
 Private  
 More Than One



## Utilities

Electricity  
Drinkable Water  
Telephone

## Category

Holiday Homes  
Investment  
Resale  
Golf  
Luxury  
Cheap

Communal

Covered

Open

Street

## CO2 Emission Rating

A

## Energy Rating

A