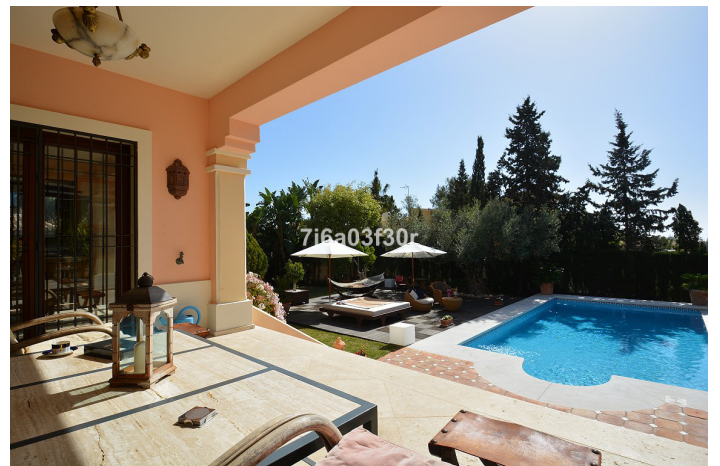
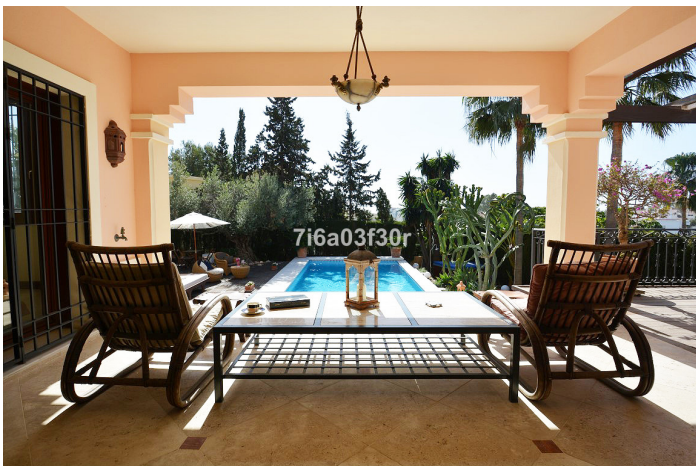




## Detached Villa for sale in Nueva Andalucía, Marbella

3,500,000 €

Reference: R2607917 Bedrooms: 5 Bathrooms: 4 Plot Size: 1,080m<sup>2</sup> Build Size: 600m<sup>2</sup> Terrace: 50m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Charming 5 bed villa situated in the heart of the Luxurious Puerto Banús area, close to the Casino and all amenities  
Long Term- from September

### Property:

High quality built villa with outstanding views from 1st floor looking out to the sea, Morocco and Gibraltar. walking distance to Puerto Banús ( only 600 metres ) amenities, restaurants, bars and beaches.

The layout is entrance hall, living area and dining with direct access to the seawater pool with a chill-out and Balinese sun beds ideal for lounging or hosting pool parties.

To the right you have the spacious kitchen with a large dining table with 8 seats, one bedroom and guest toilet and in front you can find 2 large double rooms and one bathroom.

Upstairs offers 3 bedrooms, one of them master bedroom with an en-suite and relaxing Jacuzzi. All bedrooms have direct access to a spacious sunny terrace overlooking the sea, Gibraltar and Africa.

Down in the Basement you will find a wine cellar and a room for meeting friends and to relax with access to the terrace, and another bedroom,barbecue and outdoor Jacuzzi.

Private garage and additional parking space.

### Features:

Maximum 12 persons

ADSL connection

Air Conditioning

Alarm System

Automatic watering

BBQ

Covered parking ( 2 big cars) + 2 parking place

Dishwasher

Satellite TV

Jacuzzi

Microwave

3 Fireplace

Private garden

Private swimming pool with seawater

Storage

Tumble Dryer

Washing Machine

Wireless Internet

Available only for July and August.

### LOCATION:

Nueva Andalucia is a well thought out and attractive area just west of Marbella where, as its name suggests, the villas and apartments are based on traditional Andalusian architecture and design.

The bullring on the right marks the entrance to Nueva Andalucia, while the road climbs towards the mountains affording



magnificent views of the coast. On a clear day, you can even see North Africa off in the distance. Sports enthusiasts can find plenty on offer here with tennis, paddle tennis and a gymnasium. For golfers in particular, the area could not be more ideal. There are several magnificent courses within virtual putting distance, including Las Brisas, Los Naranjos, Aloha Golf and La Dama de Noche, which is floodlit for night time play. All the Nueva Andalucia golf courses are surrounded by stunning scenery with a backdrop of mountains.

Nueva Andalucía is also fast becoming known for its international cuisine which ranges from a down home American deli to the ultimate in cordon bleu. It also boasts one of the most popular commercial centres in the area, Centro Plaza comprising quality shops, restaurants, bars and offices, as well as a supermarket, gymnasium and beauty parlour. In other words, this thriving commercial centre has everything that the consumer might want – from taking care of the weekly shop, to buying unusual and exquisite gifts, including carpets, antiques, luxury toiletries and, not surprisingly perhaps, everything you may need for the golfer in the family. There is also an excellent street market (“rastro”) held next to the bullring here every Saturday morning.

#### DISTANCES:

Approximate distances are:

Puerto Banus - 2KM

San Pedro - 3 KM

Marbella - 10 KM

Estepona - 10 KM

Benahavis Village - 20 KM

Ronda - 60 KM

Gibraltar - 60 KM

Granada - 200 KM

Detached Villa, Puerto Banús, Costa del Sol.

6 Bedrooms, 4 Bathrooms, Built 600 m<sup>2</sup>, Terrace 50 m<sup>2</sup>, Garden/Plot 1080 m<sup>2</sup>.

Setting : Commercial Area, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Marina.

Orientation : South East, South, South West.

Condition : Good.

Pool : Private.

Climate Control : Air Conditioning, Hot A/C, Cold A/C, Central Heating, Fireplace.

Features : Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Satellite TV, ADSL / WIFI, Ensuite Bathroom, Marble Flooring, Jacuzzi, Barbeque, Double Glazing.

Furniture : Fully Furnished.

Kitchen : Fully Fitted.

Garden : Private.



Security : Electric Blinds, Entry Phone, Alarm System, 24 Hour Security.

Parking : Garage, Covered, More Than One, Private.

Utilities : Electricity.

Category : Holiday Homes.



## Features:

### Features

Covered Terrace  
 Near Transport  
 Private Terrace  
 Satellite TV  
 Ensuite Bathroom  
 Marble Flooring  
 Double Glazing  
 Fitted Wardrobes  
 Barbeque  
 WiFi  
 Jacuzzi

### Views

Sea  
 Panoramic  
 Garden  
 Pool

### Pool

Private

### Garden

Private

### Utilities

Electricity

### Energy Rating

D

### Orientation

South  
 South East  
 South West

### Setting

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

### Furniture

Fully Furnished

### Security

24 Hour Security  
 Alarm System  
 Electric Blinds  
 Entry Phone

### Category

Holiday Homes  
 Luxury

### Climate Control

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

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Garage  
 Private  
 More Than One  
 Covered

### CO2 Emission Rating

C