



## Detached Villa for sale in Nueva Andalucía, Marbella

1,000,000 €

Reference: R5387350 Bedrooms: 5 Bathrooms: 4 Plot Size: 453m<sup>2</sup> Build Size: 243m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Discover this magnificent independent villa located in the heart of Nueva Andalucía, a haven of total confidentiality and exclusivity. With 243 m<sup>2</sup> built on a 453 m<sup>2</sup> plot, this well-maintained second-hand property offers extraordinary potential for the improvements you wish to make.

The main house has 5 bedrooms and 4 fully equipped bathrooms, as well as spacious fitted wardrobes for maximum storage. The large living room stands out for its unobstructed views of the sea and mountains, creating a bright and inviting atmosphere. The south and west orientation ensures excellent natural light entry throughout the day.

Enjoy a private outdoor pool, perfect for relaxing anytime. In addition, the property includes a large independent studio with its own terrace, ideal as additional space for guests or investment. The storage room provides ample storage space for all your needs.

For your convenience, you have a private parking space. The heating by heat/cold pump guarantees comfort all year round. Built in 1968, this villa combines classic charm with modern functionality.

The location is incomparable: walking distance to beaches and Puerto Banus, with shops and schools nearby. A unique opportunity to live in one of the most desired enclaves on the Costa del Sol.



## Features:

### Features

Near Transport  
Private Terrace  
Fitted Wardrobes  
Utility Room  
Barbeque  
Solarium  
Guest Apartment

### Orientation

South West

### Climate Control

Air Conditioning

### Views

Sea  
Mountain  
Panoramic  
Country  
Garden  
Urban

### Setting

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

### Condition

Excellent

### Pool

Private

### Garden

Private

### Parking

Private  
More Than One