

## Detached Villa for sale in Nueva Andalucía, Marbella

1,295,000 €

Reference: R4709986 Bedrooms: 5 Bathrooms: 5 Plot Size: 777m<sup>2</sup> Build Size: 302m<sup>2</sup> Terrace: 65m<sup>2</sup>



## Costa del Sol, Nueva Andalucía

Well located traditional and cozy villa for sale in Nueva Andalucia.

South facing in private and peaceful area within walking distance from bars, restaurants and only 5 minutes drive from Puerto Banus and the beach.

Main floor:

Living area with fireplace, dining area and an open plan fully fitted kitchen.

Three guest bedrooms, two bathrooms and a guest cloakroom toilet.

Direct access to the covered and open terraces and a pleasant sitting area.

First floor:

Master bedroom with en-suite bathroom, dressing area and jacuzzi.

Lower floor (garden level):

A separate guest bedroom with bathroom, sauna and laundry area.

Garage for one car and inside parking for 2 cars.

Mature garden with a pool, open bar, chill out area with BBQ.

## Features:

### Features

Private Terrace  
Ensuite Bathroom

### Views

Garden  
Pool  
Urban

### Pool

Private

### Garden

Private

### Category

Golf  
Luxury  
Resale

### Orientation

South

### Setting

Urbanisation  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Optional

### Parking

Garage  
Private  
Open  
More Than One

### Energy Rating

D

### Climate Control

Air Conditioning  
Fireplace

### Condition

Good

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water

### CO2 Emission Rating

D