



Detached Villa for sale in Nueva Andalucía, Marbella  
West

2,500,000 €

Reference: R4944055 Bedrooms: 5 Bathrooms: 5 Plot Size: 931m<sup>2</sup> Build Size: 421m<sup>2</sup>





---

## Costa del Sol, Nueva Andalucía

A very good opportunity to own a superb family home in Nueva Andalucia.

FLOOR PLANS AVAILABLE!

Here is one lovely 5 BEDROOM Marbella villa that is already quite delightful in it&apos;s dimensions and design, and that would lend itself very well to a good and very simple update and reform.

FLOOR PLANS AVAILABLE ON REQUEST.

In the heart of Nueva Andalucia and just 3 minutes to Puerto Banús by car.

421m2 on a plot of 931m2

REFORM HEAVEN

Good bones to enhance this home into a contemporary and elegant Andalusian villa.

Price 2,245.000 euro

Superb chance for someone who wants to update without too much building work and reform. The villa has superb bones and infrastructure and the updating can really be seen as the redefinition of the interior spaces and simple cosmetic enhancement.

There are so many wonderful spaces to work with here.

A very large covered terrace dining area that will benefit from being fully integrated with the kitchen.....exterior and interior combine for optimum living experience.

A large lower level basement already containing 2 bedrooms and bathrooms, with the possibility to add English patios.

In this ever evolving market there are fewer great opportunities.

Superb chance for someone who wants to update without too much building work and reform. The villa has superb bones and infrastructure and the updating can really be seen as the redefinition of the interior spaces and simple cosmetic enhancement.

And a lift shaft already installed. Double height staircase and lovely upper landing area with large round window.

In this ever evolving market there are fewer great opportunities. But here is one lovely Marbella villa that is already quite delightful in it&apos;s dimensions and design, and that would lend itself very well to a good update and reform.

Built with a keen eye for proportion, this Andalusian villa provides a strong and spacious interior, with multiple terraces, both open and covered, allowing for a truly excellent use of the spaces in order to benefit from the al fresco lifestyle that so many of us seek.

The villa is accessed from the street level via automatic gates. From here there is a secure enclosed and large garage for at least two cars and additional space on the driveway should it be needed. To access the front door of this villa it is necessary to climb to the very elegant entrance which is up the stairway to the right of the property. However, via the garage, one can enter the lower level of the home from where there is an already installed lift shaft.



**Features:**

**Features**

- Covered Terrace
- Lift
- Near Transport
- Private Terrace
- Ensuite Bathroom
- Marble Flooring
- Fitted Wardrobes
- Solarium
- Guest Apartment
- Utility Room
- Basement

**Orientation**

West

**Climate Control**

Air Conditioning

**Views**

- Mountain
- Garden
- Pool
- Street

**Setting**

- Close To Port
- Close To Shops
- Close To Schools

**Condition**

Renovation Required

**Pool**

Private

**Furniture**

Not Furnished

**Kitchen**

Fully Fitted

**Garden**

Private

**Parking**

- Underground
- Private
- More Than One

**Category**

- Investment
- Resale