



## Detached Villa for sale in Puerto Banús, Marbella

2,500,000 €

Reference: R5193700 Bedrooms: 3 Bathrooms: 3 Plot Size: 1,626m<sup>2</sup> Build Size: 841m<sup>2</sup> Terrace: 30m<sup>2</sup>





## Costa del Sol, Puerto Banús

**CHARMING CLASSIC VILLA IN THE HEART OF NUEVA ANDALUCÍA** This detached classic-style villa is located in one of the most established residential areas of Nueva Andalucía. It offers a functional layout over two floors and outdoor areas designed for year-round enjoyment. From its cosy entrance courtyard to the garden with swimming pool and barbecue area, every corner is designed to combine comfort, character and quality of life. Ideal as a family residence or holiday home, with partial sea views and just a few minutes from Puerto Banús.

**TERRACES, GARDEN AND SWIMMING POOL: SPACES TO ENJOY WITH THE FAMILY** The main terrace, closed with a glass curtain, is a versatile space that adapts to all seasons. Divided into several areas, an outdoor dining area and a living area with sofas, it connects directly to the garden and swimming pool, located on a lower level. The garden is spacious, private and perfectly maintained, with plenty of space to enjoy the outdoors with family or friends. Next to the pool is a covered dining area with a barbecue, ideal for celebrations or summer dinners. The villa also offers a terrace on the upper floor with partial views of the sea and green areas.

**Detached Villa, Nueva Andalucía, Costa del Sol.** 3 Bedrooms, 3 Bathrooms, Built 871 m<sup>2</sup>, Terrace 30 m<sup>2</sup>, Garden/Plot 1626 m<sup>2</sup>. Setting : Commercial Area, Village, Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools. Orientation : South. Condition : Good, Fair, Renovation Required, Restoration Required. Pool : Private. Climate Control : Air Conditioning, Hot A/C, Cold A/C, Fireplace. Views : Sea, Pool, Courtyard, Urban. Features : Covered Terrace, Private Terrace, Ensuite Bathroom. Furniture : Fully Furnished, Part Furnished, Optional. Kitchen : Fully Fitted. Garden : Private. Parking : Garage, More Than One. Utilities : Electricity. Category : Cheap, Investment, Resale.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South	Air Conditioning
Private Terrace		Cold A/C
Ensuite Bathroom		Hot A/C
<b>Views</b>	<b>Setting</b>	<b>Fireplace</b>
Sea	Commercial Area	<b>Condition</b>
Pool	Close To Port	Good
Courtyard	Close To Sea	Fair
Urban	Close To Shops	Renovation Required
	Close To Town	Restoration Required
	Close To Schools	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Private	Fully Furnished	Fully Fitted
	Part Furnished	
	Optional	
<b>Garden</b>	<b>Parking</b>	<b>Utilities</b>
Private	Garage	Electricity
	More Than One	
<b>Category</b>		
Investment		
Cheap		
Resale		