



# Vrijstaande Villa te koop in Puerto Banús, Marbella

2.500.000 €

Referentie: R5193700 Slaapkamers: 3 Badkamers: 3 Plotgrootte: 1.626m<sup>2</sup> Perceelgrootte: 841m<sup>2</sup> Terras: 30m<sup>2</sup>





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## 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.



## Kenmerken:

### Extra's

Overdekt terras  
Privé Terras  
Ensuite badkamer

### Uitzicht

Zeezicht  
Pool Bekeken  
binnenplaats Bekeken  
Urban Bekeken

### Zwembad

private Pool

### Tuin

private Garden

### Categorie

Investering  
Goedkoop  
Bestaande bouw

### Zonorientatie

zuiden

### Ligging

Commerciele omgeving  
Dichtbij haven  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen

### Meubilering

Volledig gemeubileerd  
Gedeeltelijk gemeubileerd  
optioneel Furniture

### Parkeergelegenheid

garage  
More Than One

### Klimaatbeheersing

Airconditioning  
Koude A/C  
Warme A/C  
Open haard  
**Huidige Staat**  
Goede conditie  
Eerlijke voorwaarde  
Renovatie nodig  
Vereist Restauratie

### Keuken

Volledig ingerichte keuken

### Voorzieningen

Elektriciteit