



## Detached Villa for sale in Nueva Andalucía, Marbella

**1,075,000 €**

Reference: R4683508 Bedrooms: 3 Plot Size: 800m<sup>2</sup> Build Size: 290m<sup>2</sup>





---

## Costa del Sol, Nueva Andalucía

This stunning 3 bedroom villa is located in the prestigious area of Nueva Andalucia, Marbella. With its prime location, this property offers the perfect combination of tranquility and convenience. Situated on a spacious plot of 800m<sup>2</sup>, this villa boasts a built area of 300m<sup>2</sup>, providing ample space for comfortable living. Built over 3 levels, with basement and garage on the lower level, the villa features 3 bedrooms and 3 bathrooms plus guest toilet, ensuring plenty of space for family and guests. The villa also boasts a dining room and a covered terrace with barbeque area, ideal for hosting dinner parties and gatherings. The living room is spacious and bright with a working fireplace, creating a welcoming atmosphere for relaxation and entertainment. The spacious kitchen is equipped with modern appliances, and has a breakfast table, making cooking a pleasure. Air conditioning, fitted wardrobes and marble floors throughout. One of the key highlights of this villa is its private pool and garden. The pool provides a refreshing oasis to relax and enjoy the Mediterranean climate. The garden offers a private and peaceful space, perfect for outdoor entertaining or simply enjoying the beautiful surroundings. The villa is also conveniently located close to the sea/beach, Puerto Banus and San Pedro town, as well as golf courses, shops, and schools. The property offers a perfect blend of style, comfort, and convenience. With its impressive features and prime location, it is an ideal property for those seeking a luxurious and modern lifestyle in one of the most sought-after areas on the Costa del Sol.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Barbeque  
Basement

### Views

Garden  
Pool

### Pool

Private

### Parking

Private

### Orientation

West

### Setting

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

### Kitchen

Partially Fitted

### Climate Control

Air Conditioning  
Fireplace

### Condition

Good

### Garden

Private