



## Detached Villa for sale in Nueva Andalucía, Marbella

**1,295,000 €**

Reference: R3780094   Bedrooms: 5   Bathrooms: 4   Plot Size: 610m<sup>2</sup>   Build Size: 382m<sup>2</sup>   Terrace: 60m<sup>2</sup>







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## Costa del Sol, Nueva Andalucía

Location! Location! Location! Large Mediterranean Villa with south orientation sea Views located in the upper part of Nueva Andalucía. The property has very easy access from the Main Street in proximity of all amenities, restaurants, and golf courses. This property is great holiday home and with good rental potential. The property is distributed over 3 levels. With 5 bedrooms and 4 bathrooms, a spacious living room with a fireplace, a good size fully fitted kitchen and terraces with private swimming pool. The house is designed in a Spanish style and has wonderful views from the house. The house is nice , but of course with a little modernization it can become an amazing home, combining the Andalusian and modern. Nearest facilities: Golf course: 1-5 minutes Beach: 4 minutes Restaurants: 3-5 minutes Airport: 50 minutes Marbella Puerto Banús: 5 minutes Marbella town: 13 minutes Estepona town: 18 minutes About Nueva Andalusia: A newly built area and the largest neighborhood in Marbella. It's an extensive residential zone with luxurious villas and apartments placed among charming gardens, commercial centers, and a vast range of restaurants. The perfect area for golfers as it is surrounded by 5 Golf large Courses. Due to the elevation, Nueva Andalucía is privileged with spectacular sea and mountain views. Only a 5' drive away from the nightlife center – Puerto Banus – yet far enough to enjoy the peaceful. Interested? Contact us for more information and visits! Ask us about our services: airport transfers, hotel reservations, tax identification number applications, opening bank accounts, as well as recommendations for lawyers, tax advisors, residence management, and Golden Visa applications.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Barbeque  
WiFi  
Gym  
Wood Flooring  
Solarium  
Guest Apartment  
Basement  
Staff Accommodation  
Games Room  
Restaurant On Site  
Guest House  
Access for people with reduced mobility  
Near Mosque  
Stables

### Views

Sea  
Mountain  
Country  
Garden  
Pool  
Urban  
Street  
Golf

### Pool

Private

### Garden

Private

### Orientation

South  
West  
South West

### Setting

Commercial Area  
Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Village  
Close To Marina  
Close To Forest

### Furniture

Fully Furnished  
Optional  
Part Furnished

### Security

Gated Complex  
Entry Phone  
Safe

### Climate Control

Air Conditioning  
Fireplace

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private



## Utilities

Electricity  
Drinkable Water  
Telephone

## Category

Holiday Homes  
Investment  
Resale  
Golf  
Luxury  
Cheap

## Energy Rating

A

More Than One  
Communal  
Covered  
Open  
Street  
CO2 Emission Rating  
A