



## Detached Villa for sale in Nueva Andalucía, Marbella

1.095.000 €

Reference: R5077951 Bedrooms: 6 Bathrooms: 3 Build Size: 280m<sup>2</sup> Terrace: 30m<sup>2</sup>







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## Costa del Sol, Nueva Andalucía

Located in a peaceful residential area in Nueva Andalucía, Marbella, this detached villa sits just a short drive from the exclusive Puerto Banús and offers proximity to all essential services: town hall, pharmacies, supermarkets, schools, churches, and public transport. Set on a private plot with mature gardens, the property offers a solid and well-maintained structure typical of homes built in the 1980s. While fully functional and comfortable for immediate use, it also presents a fantastic opportunity for aesthetic and functional upgrades to suit contemporary living standards. Main Features: 6 bedrooms in total – 4 main bedrooms and 2 guest rooms on an independent floor 3 full bathrooms Bright living room with fireplace and direct access to the exterior Fully fitted kitchen with pantry and access to a tiled utility terrace Ample attic-style storage room Outdoor Spaces Designed for Enjoyment: Covered porch with built-in barbecue, perfect for outdoor gatherings Two terraces: one off the master bedroom with pergola, and another off the living room, enclosed with transparent glass and a retractable awning Private swimming pool with a sun terrace, surrounded by a well-established garden with lawn, ornamental plants, and fruit trees Covered and enclosed garage with automatic door (1 car) and pool filtration system Easy on-street parking for guests Comfort & Facilities: Heating and hot water via diesel boiler with 1,000L tank Air conditioning on the upper floor and ceiling fans in all rooms Fireplace in the living room Kitchen equipped with all essential appliances This villa is ideal for families looking for space, privacy, and a prime location close to golf courses, beaches, and the vibrant lifestyle of Marbella. With a thoughtful update, it has the potential to become a true standout home in one of the most desirable areas of the Costa del Sol. The Abbreviated Information Document is at your disposal. Costs: Taxes (ITP or VAT+AJD) + notary and registry fees.



## Features:

### Caratteristiche

Terrazza coperta  
Vicino ai mezzi di trasporto  
Terrazza privata  
Ripostiglio  
Armadi a muro  
Ripostiglio  
Seminterrato

### Viste

Panoramica  
Giardino  
Piscina

### Piscina

Privata

### Giardino

Privato

### Categoria

Case di vacanza  
Investimento

### Orientamento

Sud -ovest

### Collocamento

Vicino al porto  
Zona urbana  
Vicino ai negozi  
Vicino alla città

### Mobilia

Non arredato

### Parcheggio

Sotterraneo  
Garage  
Privato

### Valutazione energetica

E

### Climate Control

Aria condizionata  
Camino  
Riscaldamento centrale

### Condizione

Buona  
Parzialmente ristrutturata

### Cucina

Completamente arredata

### Utility

Elettricità  
Acqua potabile

### Valutazione delle emissioni di CO2

E