



Detached Villa for sale in Nueva Andalucía, Marbella

Reference: R5077951 Bedrooms: 6 Bathrooms: 3 Build Size: 280m² Terrace: 30m²

1,095,000 €







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 wellmaintained 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:

Investment

Features	Orientation	Climate Control
Covered Terrace	South West	Air Conditioning
Near Transport		Fireplace
Private Terrace		Central Heating
Storage Room		
Fitted Wardrobes		
Utility Room		
Basement		
Views	Setting	Condition
Panoramic	Close To Port	Good
Garden	Urbanisation	Renovation Required
Pool	Close To Shops	
	Close To Town	
Pool	Furniture	Kitchen
Private	Not Furnished	Fully Fitted
Garden	Parking	Utilities
Private	Underground	Electricity
	Garage	Drinkable Water
	Private	
Category	Energy Rating	CO2 Emission Rating
Holiday Homes	E	E

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