



## Detached Villa for sale in Nueva Andalucía, Marbella

2,850,000 €

Reference: R4944055 Bedrooms: 5 Bathrooms: 5 Plot Size: 931m<sup>2</sup> Build Size: 421m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

A very good opportunity to own a superb family home in Nueva Andalucía.

Good enough to move into....fabulous for reform.

Here is one lovely 5 BEDROOM Marbella villa that is already quite delightful in it's dimensions and design, and that would lend itself very well to a good and very simple update and reform.

In the heart of Nueva Andalucía and just 3 minutes to Puerto Banús by car.

421m<sup>2</sup> on a plot of 931m<sup>2</sup>

### REFORM HEAVEN

Good bones to enhance this home into a contemporary and elegant Andalusian villa.

The villa has a large basement which already has 2 full bedrooms and ensembles, a living room, a 2 car garage...and there is another large space that can be opened up to make even more room down there.

Superb chance for someone who wants to update without too much building work and reform. The villa has superb bones and infrastructure and the updating can really be seen as the redefinition of the interior spaces and simple cosmetic enhancement.

There are so many wonderful spaces to work with here.

A very large covered terrace dining area that will benefit from being fully integrated with the kitchen.....exterior and interior combine for optimum living experience.

A large lower level basement already containing 2 bedrooms and bathrooms, with the possibility to add English patios.

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And a lift shaft already installed. Double height staircase and lovely upper landing area with large round window.

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Built with a keen eye for proportion, this Andalusian villa provides a strong and spacious interior, with multiple terraces, both open and covered, allowing for a truly excellent use of the spaces in order to benefit from the al fresco lifestyle that so many of us seek.

The villa is accessed from the street level via automatic gates. From here there is a secure enclosed and large garage for at least two cars and additional space on the driveway should it be needed. To access the front door of this villa it is necessary to climb to the very elegant entrance which is up the stairway to the right of the property. However, via the garage, one can enter the lower level of the home from where there is an already installed lift shaft.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
Solarium  
Guest Apartment  
Utility Room  
Basement

### Views

Mountain  
Garden  
Pool  
Street

### Pool

Private  
Garden  
Private

### Orientation

West

### Setting

Close To Port  
Close To Shops  
Close To Schools

### Furniture

Not Furnished

### Parking

Underground  
Private  
More Than One

### Climate Control

Air Conditioning

### Condition

Renovation Required

### Kitchen

Fully Fitted

### Category

Investment  
Resale