



## 3 Bed Villa (Detached) For Sale

**€1,075,000**

**Nueva Andalucía, Costa del Sol**

**Ref: R4683508**

This stunning 3 bedroom villa is located in the prestigious area of Nueva Andalucía, 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...

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La Reserva Del Alcuzcuz, La Azalia 1 -1B, 29679, Benahavis

*Banus Immo*  
MARBELLA



# Gallery



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# Property Description

**Location:** Nueva Andalucía, Costa del Sol, Spain

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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.

# Additional Info

For Sale	Beds: 3	Baths: 3.5
Type: Villa (Detached)	Area: 290 sq m	Land Area: 800 sq m
Garden	Pool	Setting: Close To Golf
Close To Port	Close To Shops	Close To Sea
Close To Town	Close To Schools	Orientation: West
Condition: Good	Pool: Private	Climate Control: Air Conditioning
Fireplace	Views: Garden	Pool
Covered Terrace	Fitted Wardrobes	Near Transport
Private Terrace	Marble Flooring	Barbeque
Double Glazing	Basement	Kitchen: Partially Fitted
Garden: Private	Parking: Private	Built Area : 290 sq m
Land Size : 800 sq m		

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