

Villa for Sale in Nueva Andalucía, Marbella

Malaga Nueva Andalucia

REF. 5514

€1,475,000



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BEDROOMS / 4

BATHROOMS / 3

AREA / 204 m²

PLOT / 512 m²

VILLA FOR SALE IN NUEVA ANDALUCÍA, MARBELLA

Located in the heart of Nueva Andalucía, just one kilometer from Puerto Banús and the beach, this exclusive villa offers the perfect combination of comfort, privacy, and prime location. Set on a 512 m² plot with a 204 m² built area, the property has been designed to maximize natural light and create a warm and welcoming atmosphere. The villa benefits from access from two streets, a rare and practical feature for both residents and guests. On the ground floor, you will find a spacious entrance hall, a bright living-dining room with high ceilings and a fireplace, an independent kitchen, utility room, a full bathroom, and a bedroom or office. The first floor offers three bedrooms and two bathrooms, including the master en suite, along with terraces and skylights that flood the interiors with natural light. The outdoor area is a true highlight, featuring a Mediterranean garden with orange and lemon trees, an olive tree, and colorful bougainvillea. A charming porch with summer dining and barbecue, as well as a private swimming pool measuring 7.15 x 3.50 meters, create the ideal setting to enjoy the Marbella lifestyle all year round. The property also includes a closed garage with space for several cars and a storage room. Equipped with air conditioning, fireplace, marble finishes, and fiber optic internet, this villa offers great potential for refurbishment and customization. With an official Tinsa valuation of €1,593,380, above the current asking price of €1,540,000, this is a unique opportunity to acquire a property in one of Marbella's most sought-after areas.

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