



## Villa for sale in Marbella

**1,695,000 €**

Reference: R5023576 Bedrooms: 4 Bathrooms: 3 Plot Size: 512m<sup>2</sup> Build Size: 204m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Charming villa located in the heart of Nueva Andalucía, just a short walk from restaurants, a supermarket, and various shops. The beach is approximately 1 km away, with Puerto Banús only 800m from the property. The villa features a private swimming pool surrounded by a sunny terrace and a small, mature garden offering total privacy. The garden is beautifully landscaped with fruit trees and vibrant bougainvillea. The ground floor includes a bright and spacious living and dining area that opens onto a covered terrace, leading out to the pool. The living room is fitted with an open fireplace, and the terrace includes a built-in barbecue area—ideal for outdoor entertaining. This level also offers a fully equipped kitchen, a laundry room, one bedroom, and a bathroom. Upstairs, you'll find the master suite along with two additional bedrooms in a separate wing, which share a bathroom. Natural light floods the entrance hall and hallways through ceiling skylights, creating a warm and welcoming atmosphere. There is a separate garage that could be converted into an additional room, as well as covered parking and a storage area in a private section shared with a neighbouring property. The home is maintained by the local town hall, so no community fees apply. It also features hot and cold air conditioning throughout. If you're looking for a private villa within walking distance of all amenities, this is the perfect property for you.





## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Marble Flooring  
Fitted Wardrobes  
Utility Room

### Setting

Close To Golf  
Close To Shops  
Close To Schools  
Close To Sea

### Garden

Private

### Orientation

East

### Climate Control

Air Conditioning  
Fireplace

### Pool

Private

### Kitchen

Partially Fitted

### Parking

Private  
More Than One