AbraCasaBra
REAL ESTATE

CERTIFIED GIPE

Vrijstaande villa te koop in Marbella

1.695.000 €

Referentie: R5023576   **Slaapkamers:** 4   **Badkamers:** 3   **Plotgrootte:** 512m^2 **Perceelgrootte:** 204m^2

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.

Kenmerken:

Kenmerken	**Oriëntatie**	**Klimaatcontrole**
Overdekt terras	Oosten	Airconditioning
Nabij transport		Haard
Privéterras		
Marmeren vloeren		
Op maat gemaakte kledingkasten		
Bijkeuken		
Instelling	**Pool**	**Keuken**
Dicht bij golf	Privaat	Gedeeltelijk gepast
Dicht bij winkels		
Dicht bij scholen		
Dicht bij zee		
Tuin	**Parkeergelegenheid**	
Privaat	Privaat	
	Meer dan een	