



## SAMOSTATN? STOJÍCÍ VILA 3 LOŽNICE

📍 Nueva Andalucía

**REF# R4780516 – 1.150.000€**



3  
Ložnice



4  
Koupelny



300 m<sup>2</sup>  
Built



800 m<sup>2</sup>  
Plot



50 m<sup>2</sup>  
Terrace

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 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



