



DETACHED VILLA WITH 3 BEDROOMS

📍 Nueva Andalucía

REF# R5223823 – 999.000€



3
Beds



2
Baths



190 m²
Built



650 m²
Plot

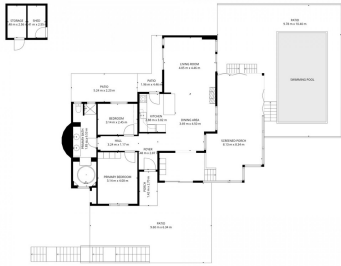
Discover this charming and spacious villa nestled in the highly sought-after and peaceful area of Nueva Andalucía, just minutes from Puerto Banús and the area's finest golf courses. This independent villa offers the perfect blend of comfort, privacy, and Mediterranean living. Surrounded by a lush private garden, the property features a swimming pool, multiple terraces, a covered porch, and a barbecue area—ideal for outdoor entertaining and relaxation. Inside, the villa boasts a bright and open layout with 3 bedrooms and 2 full bathrooms. The spacious living and dining area enjoys beautiful garden views and a cozy fireplace, while the modern open-plan kitchen with a central island seamlessly connects to the living space. Additional highlights include private parking for up to 3 vehicles and proximity to all essential amenities—shops, supermarkets, restaurants, schools, and Centro Plaza—offering both convenience and tranquility in one of Marbella's most desirable locations. Whether as a permanent residence, holiday retreat, or investment, this

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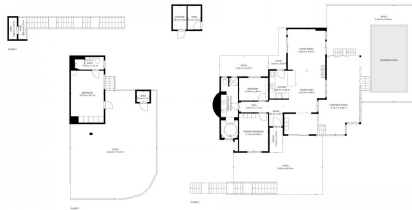
D | Avda. Ricardo Soriano, 72, Edif. Golden B, 1ª Planta, (29601) Marbella, Málaga, España.

villa embodies the very best of the Costa del Sol lifestyle.

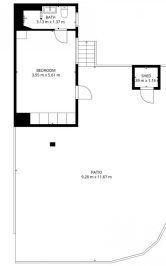




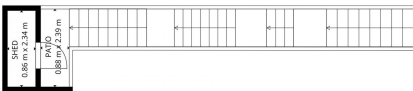
TOTAL: 189 m²
BELOW GROUND: 25 m²; FLOOR 0: 164 m²; FLOOR 1: 0 m²
EXCLUDED AREAS: SHED: 8 m²; PATIO: 217 m²; SCREENED PORCH: 39 m²
PORCH: 4 m²; STORAGE: 4 m²; UNDEVELOPED: 0 m²
WALLS: 19 m²



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