



**Property type :** Detached Villa

**Location :** Nueva Andalucía

**Bedrooms :** 4

**Bathrooms :** 2

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** South

**Views :** garden

**Parking :** 1 underground parking

**House area :** 212 m<sup>2</sup>

**Plot area :** 260 m<sup>2</sup>

✓ Close to golf

✓ Storage room

✓ Utility room

✓ Barbecue

✓ Close to sea

✓ Fireplace

✓ Terrace

✓ Fitted wardrobes

✓ Basement

✓ White goods

RENTED, VIEWINGS ARE NOT POSSIBLE

Must see, priced to sell villa in Nueva Andalucía, Marbella

This property is a unique find as it has an excellent price to value ratio, comparing to similar villas in the centre of Nueva Andalucía and because it has been maintained in perfect conditions .

The villa offers a private garden, as well as access to a communal garden and swimming pool, shared with only four other residences.

The ground floor comprises a very spacious and bright living room with dining area, connecting with the terrace and entrance hallway. On the same floor you will also find a a separate fully fitted kitchen and a guest toilet.

The upper level contains four large bedrooms with built-in wardrobes and two fully fitted bathrooms. The master bedroom is very spacious and has an en-suite bathroom.

The villa comes with an underground garage and a side covered garage, allowing plenty of parking and storage space.

This property is ideal as a first residence or as holiday home, due to its advantageous position, right in the heart of Nueva Andalucía, Marbella.



