



**Property type :** Detached Villa

**Location :** Nueva Andalucía

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Private

**Garden :** Private

**Orientation :** Northeast

**Views :** Mountain views

**Parking :** Open private parking

**House area :** 173 m<sup>2</sup>

**Plot area :** 440 m<sup>2</sup>

✓ Close to golf

✓ Storage room

✓ White goods

✓ Close to sea

✓ Fireplace

✓ Fitted wardrobes

✓ Sauna

This charming 4 bedroom villa in Nueva Andalucia, Marbella offers a fantastic renovation opportunity.

Conveniently located within walking distance to all amenities, this property is perfect for those looking to create their dream home. With a built area of 173m<sup>2</sup> and a plot size of 440m<sup>2</sup>, there is plenty of space to work with.

The villa features a private pool, garden, and garage, providing ample outdoor space for relaxation and entertainment. Inside, the property we find a fully fitted kitchen, fireplace and storage room. There is also a separate guest studio, offering flexibility for guests or extended family.

The villa offers lovely views of La Concha, creating a peaceful and serene atmosphere.

Although the villa is in need of renovation, it presents great potential. You can customize the space to your liking. The proximity to shops, the port of Puerto Banús, beach and schools add to the convenience of this property.

Don't miss out on this fantastic opportunity to create your dream home in Nueva Andalucia, Marbella.



