



**Property type :** Detached Villa

**Location :** Nueva Andalucía

**Bedrooms :** 3

**Bathrooms :** 4

**Swimming pool :** Private

**Garden :** Private

**Orientation :** East

**Views :** garden

**Parking :** 1 underground parking

**House area :** 300 m<sup>2</sup>

**Plot area :** 800 m<sup>2</sup>

- ✓ Close to golf
- ✓ Satellite dish
- ✓ Partially furnished

- ✓ Close to sea
- ✓ Utility room
- ✓ Airconditioning

- ✓ Fitted wardrobes
- ✓ 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.



