



**Property type :** Detached Villa

**Location :** Nueva Andalucía

**Bedrooms :** 5

**Bathrooms :** 2

**Swimming pool :** Private

**Garden :** Private

**Orientation :** Southeast

**Views :** Sea views

**Parking :** Closed Garage

**House area :** 143 m<sup>2</sup>

**Plot area :** 1157 m<sup>2</sup>

- ✓ Close to golf
- ✓ Guest house
- ✓ Alarm system
- ✓ Furnished

- ✓ Close to sea
- ✓ Storage room
- ✓ Terrace
- ✓ Airconditioning

- ✓ WiFi
- ✓ Fireplace
- ✓ White goods

Welcome to your new dream home in Marbella! We are pleased to present this unique villa, tucked away yet close to amenities in Nueva Andalucía. This home gives you a sense of rural living, and at the same time, you are close enough to walk to the excitement of luxurious Puerto Banús. The unique location creates a fantastic living experience, regardless of whether you want a permanent family home or a holiday house. The property has a rental license and consists of a single-story villa with a garden, pool, three terraces, one of which is a roof terrace, and a pool house that is perfect for guests. The house has been renovated and continuously updated by the current owner. The property offers four bathrooms, two bathrooms, a stylish open-plan kitchen and living room, a fireplace, and a spacious terrace leading out to the pool area and garden.

Upstairs is the lovely roof terrace which offers fantastic views of the sea, La Concha mountain, and nearby green areas. There is plenty of space for relaxation and entertainment for guests and family. The garden is a lush oasis and the highlight of the home, with beautiful King Magnolia and leafy trees with avocados, lemons, oranges, pomegranates, and Japanese medlar. At the back of the house, another terrace creates a cozy space for barbecue nights and dining.

The area has many amenities, including restaurants, cafés, sports facilities, exclusive health clinics, international schools and specialty shops. The mall Centro Plaza offers exciting shopping opportunities and becomes a gathering point during the weekend, thanks to its popular street market.



