



Property type : Detached Villa

Location : Nueva Andalucía

Bedrooms : 4

Bathrooms : 3

Swimming pool : Private

Garden : Private

Orientation : East

Parking : 2 underground parkings

House area : 204 m²

Plot area : 512 m²

- ✓ close to shops
- ✓ Fitted wardrobes
- ✓ Terrace

- ✓ Close to golf
- ✓ Fireplace
- ✓ Airconditioning

- ✓ Close to sea
- ✓ Utility room

Charming villa located in the heart of Nueva Andalucía, just a short walk from restaurants, a supermarket, and various shops. The beach is approximately 1 km away, with Puerto Banús only 800m from the property.

The villa features a private swimming pool surrounded by a sunny terrace and a small, mature garden offering total privacy. The garden is beautifully landscaped with fruit trees and vibrant bougainvillea.

The ground floor includes a bright and spacious living and dining area that opens onto a covered terrace, leading out to the pool. The living room is fitted with an open fireplace, and the terrace includes a built-in barbecue area—ideal for outdoor entertaining. This level also offers a fully equipped kitchen, a laundry room, one bedroom, and a bathroom.

Upstairs, you'll find the master suite along with two additional bedrooms in a separate wing, which share a bathroom. Natural light floods the entrance hall and hallways through ceiling skylights, creating a warm and welcoming atmosphere.

There is a separate garage that could be converted into an additional room, as well as covered parking and a storage area in a private section shared with a neighbouring property.

The home is maintained by the local town hall, so no community fees apply. It also features hot and cold air conditioning throughout.



