

Villa for sale in Nueva Andalucía, Costa del Sol

6 Bedrooms | 3 Bathrooms | 280 m² Interior | 30 m² Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes
€ 982 IBI | € 139 Rubish tax



Property Description

Located in a peaceful residential area in Nueva Andalucía, Marbella, this detached villa sits just a short drive from the exclusive Puerto Banús and offers proximity to all essential services: town hall, pharmacies, supermarkets, schools, churches, and public transport.

Set on a private plot with mature gardens, the property offers a solid and well-maintained structure typical of homes built in the 1980s. While fully functional and comfortable for immediate use, it also presents a fantastic opportunity for aesthetic and functional upgrades to suit contemporary living standards.

Main Features:

- 6 bedrooms in total – 4 main bedrooms and 2 guest rooms on an independent floor
- 3 full bathrooms
- Bright living room with fireplace and direct access to the exterior
- Fully fitted kitchen with pantry and access to a tiled utility terrace
- Ample attic-style storage room

Outdoor Spaces Designed for Enjoyment:

Covered porch with built-in barbecue, perfect for outdoor gatherings

Two terraces: one off the master bedroom with pergola, and another off the living room, enclosed with transparent glass and a retractable awning

Private swimming pool with a sun terrace, surrounded by a well-established garden with lawn, ornamental plants, and fruit trees

Covered and enclosed garage with automatic door (1 car) and pool filtration system

Easy on-street parking for guests

Comfort & Facilities:

Heating and hot water via diesel boiler with 1,000 L tank

Air conditioning on the upper floor and ceiling fans in all rooms

Fireplace in the living room

Kitchen equipped with all essential appliances

This villa is ideal for families looking for space, privacy, and a prime location close to golf courses, beaches, and the vibrant lifestyle of Marbella. With a thoughtful update, it has the potential to become a true standout home in one of the most desirable areas of the Costa del Sol.

The Abbreviated Information Document is at your disposal. Costs: Taxes (ITP or VAT+AJD) + notary and registry fees.

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