



**Villa for Sale in Nueva Andalucia – Puerto Banus – Marbella**  
Marbella Area

🏠 House 📏 Plot 786 m<sup>2</sup> 🏠 Built 318 m<sup>2</sup> 📏 - 🏠 5 🏠 3 # Ref. 112184

🏠 1.100.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

## Villa for Sale in Nueva Andalucía – Puerto Banus – Marbella

Located at easy walking distance to Puerto Banus

This cozy Andalusian-style villa is located in Nueva Andalucia, an exclusively residential suburb west of central Marbella, on a tranquil street lined with elegant villas & mansions.

The villa's level plot, measuring almost 1,000 m2 in reality, boasts a swimming pool and an impressive number of fully-matured plants, shrubs and other subtropical vegetation. A tranquil patio area welcomes visitors and owners alike.

This property is exceptionally well located close to schools, grocery stores and to Puerto Banús – a lively and exclusive Marbella district that is home to top-quality restaurants, nightclubs, shopping arcades, malls and all the services associated with cosmopolitan living. Puerto Banús is also celebrated for its beach clubs, mega-yacht harbour and a seaside promenade lined with a great many beach bars that connects the district to downtown Marbella.

This south-facing villa is surrounded by ample porches and sun-drenched terraces

From the upstairs terraces you have a view to the gardens and partial sea and mountain view

Ample living-dining room with fireplace

Fully-fitted kitchen equipped with all usual appliances, a breakfast nook and a pantry

5 bedrooms and 3 bathrooms of which 2 are en-suite. 3 bedrooms have access to a private terrace each.

Guest toilet

Other features:

Heating radiators

Air conditioning (hot/cold)

Shutters

Cream marble flooring in the living-room

Laminated wood floors in the bedrooms

Double glazing

Alarm system & safe

Satellite TV

2 Carports

Parking for 2 additional vehicles

Storage

High rental potential

Priced for a quick sale.

SOLD



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