



**For Sale: Comfortable Villa in Nueva Andalucía, Marbella**  
Marbella Area

🏠 House 📏 Plot 980 m<sup>2</sup> 🏠 Built 285 m<sup>2</sup> 📏 - 🛋️ 4 🚿 3 # Ref. 112865

🏠 645.000 €

## **For Sale: Comfortable Villa in Nueva Andalucía, Marbella**

Walking distance to amenities.

This villa, with a built area of 285m<sup>2</sup>, sits on a large plot of approximately 1,000m<sup>2</sup> containing fully grown gardens with assorted mature fruit trees and a swimming pool and lounge area.

The property is well-maintained and is geared for outdoors living with ample terraces facing the gardens. Inside are four bedrooms and three bathrooms.

The master bedroom comes with its own en-suite bathroom. An open plan kitchen annex pantry faces the dining area. The adjacent living room features a fully functional fireplace.

### *Features:*

- 4 bedrooms and 3 bathrooms
- Open plan kitchen with full suite of appliances and pantry
- Combined living and dining room
- Swimming pool
- Views of mountains and gardens
- Mature gardens with fruit trees



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