

# Detached Villa for sale in Nueva Andalucía, Marbella

1,795,000 €

Reference: R4684276 Bedrooms: 3 Bathrooms: 3 Plot Size: 554m<sup>2</sup> Build Size: 252m<sup>2</sup>



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## Costa del Sol, Nueva Andalucía

Welcome to this modern villa with a great location with less than 10 minutes walking distance to the beach.

The layout is as follows:

Ground floor:

2 ensuite double bedrooms, open plan living with a modern kitchen and dining & living room area that leads to the terrace. The garden has a private pool, outdoor kitchen and a pergola you can enjoy.

First floor:

Master bedroom with an ensuite bathroom and a large private terrace area.

This villa is located in the heart of Nueva Andalucia with easy access to the beach, Puerto Banus & San Pedro. It's a great investment property and will generate a very high rental incomes due to the villas AAA+ location.

There is no private parking in the villa at the moment but the current owners have sent in a request to build up to two parking places designed by an architect which is pending approval (please see plans in pictures for reference).

Keys at the office for easy viewings!

**Features:****Features**

Near Transport  
Private Terrace  
Satellite TV  
Ensuite Bathroom  
Fitted Wardrobes  
WiFi

**Climate Control**

Air Conditioning

**Setting**

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

**Condition**

Recently Renovated

**Kitchen**

Fully Fitted

**Parking**

Street

**Pool**

Private

**Garden**

Private

**Utilities**

Electricity

**Furniture**

Fully Furnished

**Security**

Alarm System