



## Detached Villa for sale in Nueva Andalucía, Marbella

**1,995,000 €**

Reference: R5035189 Bedrooms: 5 Bathrooms: 2 Plot Size: 1,356m<sup>2</sup> Build Size: 146m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Are you looking for a renovation project in one of the best areas of Nueva Andalucia, Marbella? This is a rare opportunity that is simply amazing! This 5-bedroom villa is set in a prime south-west orientation and therefore has sun at all hours of the day. It resides in the privileged location of the Nueva Andalucia area, just a few minutes to the beach, restaurants, shops and local amenities. What is so excellent about this beautiful villa is the unique character and indescribable charm of the home. Couple this traditional appeal with a modern interior to create an idyllic home base for Mediterranean living.

Enter the property through the manicured garden pathway, surrounded by exotic greenery that leads to the antique solid oak door. The main part of the villa currently has four bedrooms, two full bathrooms, two spacious living rooms both with a built-in fireplace, dining room, fully fitted kitchen, laundry room and a guest bathroom. There is also a separate apartment which consists of a kitchen area, bedroom and living area, private bathroom, and private terrace. This building could be incorporated into the rest of the house or used as a staff quarters, games area or could potentially be rented out as an investment opportunity. There is also a large garden with swimming pool, built in BBQ, quaint Andalusian style terrace, and a room that can be used as a gym and a sauna. Imagine relaxing and enjoying the sunshine with friends and family in one of the best locations in Marbella!

Other features include hot and cold air conditioning in three rooms, garage for two cars plus a spacious driveway, fitted wardrobes and security system.

This property for sale is truly unique – with potential completely untapped! The villa is so versatile with many rooms and much space to create your dream home in your own style.

The property offers a unique opportunity for refurbishment due to its fantastic and highly sought-after location.

PLEASE NOTE: IMAGES ARE FROM 2023 AND THE HOUSE NEEDS A TOTAL REFURBISH.



## Features:

### Features

Covered Terrace  
Private Terrace  
Satellite TV  
Storage Room  
Marble Flooring  
Fitted Wardrobes  
Sauna  
Barbeque

### Views

Sea  
Mountain  
Pool

### Pool

Private

### Parking

Private  
More Than One

### Orientation

South West

### Setting

Close To Golf

### Garden

Private

### Climate Control

Air Conditioning  
Fireplace

### Condition

Renovation Required

### Security

Alarm System