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Villa

Nueva Andalucía



Rooms: 2	Bathrooms: 2	M²: 185	Price: 895,000 €
Status: Sale	Property Type: Villa	Reference: R4841431	Publish date: 12.06.25

Overview:Exclusive Independent Villa in the Heart of Nueva Andalucía – 5 Minutes from Puerto Banús and the Beach We present a magnificent independent villa situated on a plot of approximately 414 m², located in the prestigious area of Nueva Andalucía, known for its tranquility and strategic proximity to all essential services. This property offers a unique opportunity for those seeking the perfect blend of privacy, comfort, and an excellent location in one of the most sought-after areas on the Costa del Sol. Main House on the Upper Floor: The main residence is located on the upper floor, providing a cozy, spacious, and well-distributed living space. Upon entering, you are welcomed by a large living-dining room, which stands out for its brightness and open space, ideal for creating different settings such as a lounge area and a dining area. From the living room, there is direct access to a large outdoor terrace, perfect for enjoying al fresco breakfasts or sunset dinners while overlooking the garden and pool. The kitchen is separate and fully equipped, with ample cabinetry and a practical laundry room attached, making household chores easier. This layout ensures that the kitchen remains functional and keeps the social

areas organized and separate from the cooking space. The upper floor boasts two spacious bedrooms, both filled with natural light. The master bedroom has its own en-suite bathroom, offering privacy and convenience. The second bathroom, fully equipped and stylish, serves both the second bedroom and visiting guests. Garden and Pool Area: One of the highlights of this property is its private garden, carefully designed with lush vegetation and trees that provide shade and a relaxing atmosphere. The private pool, located just off the terrace, is ideal for cooling off during the hot summer days or enjoying a peaceful day in the sun in total privacy. The garden layout makes it a true oasis of calm where you can fully unwind. Ground Floor: On the lower level of the house, there is a separate office space of 45 m² with its own complete bathroom, perfect for those who work from home, need a personal studio, or require additional guest accommodation. This area offers flexibility and can be adapted to meet the owner's specific needs. Additionally, this floor houses a closed garage, with enough space for one vehicle, providing security and protection. There is also an extensive outdoor parking area with the capacity to accommodate up to 3 or 4 cars, perfect for frequent visitors or those needing extra parking space. Prime Location: The property is ideally located in the center of Nueva Andalucía, one of Marbella's most desirable residential areas. Its proximity to public services, schools, renowned restaurants, and commercial areas makes it an ideal option for both families and professionals. Moreover, it is just 5 minutes by car from Puerto Banús, with its luxurious marina, high-end boutiques, and vibrant nightlife, as well as the golden sandy beaches that characterize this coast. Renovation Needs: While the villa is in excellent structural condition, it's important to note that the electrical system requires an update. This provides a fantastic opportunity to modernize the property in line with the latest regulations and tailor the installation to the new owner's specific needs. A Unique Opportunity: This independent villa is the perfect option for those seeking a home with space, privacy, and multiple customization options, in a prime location on the Costa del Sol. With its private pool, large garden, office space on the lower floor, and proximity to all local points of interest, it offers the best of city living combined with the serenity of an independent home. Don't miss the opportunity to discover this exclusive villa in Nueva Andalucía. Contact us for more information or to schedule a visit. We'd be delighted to show you this wonderful property!

Features:

Pool, Air conditioning, None, None, Parking