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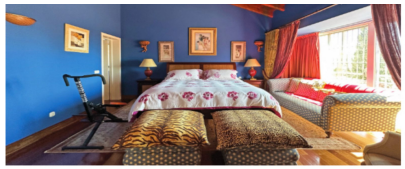
Sales - House - Puerto Banús

2.500.000€

www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es



Ref.-ID: MIBGR5193700 **Puerto Banús** **House**

3 **3** **841 m2** **1626 m2**

CHARMING CLASSIC VILLA IN THE HEART OF NUEVA ANDALUCÍA This detached classic-style villa is located in one of the most established residential areas of Nueva Andalucía. It offers a functional layout over two floors and outdoor areas designed for year-round enjoyment. From its cosy entrance courtyard to the garden with swimming pool and barbecue area, every corner is designed to combine comfort, character and quality of life. Ideal as a family residence or holiday home, with partial sea views and just a few minutes from Puerto Banús. TERRACES, GARDEN AND SWIMMING POOL: SPACES TO ENJOY WITH THE FAMILY The main terrace, closed with a glass curtain, is a versatile space that adapts to all seasons. Divided into several areas, an outdoor dining area and a living area with sofas, it connects directly to the garden and swimming pool, located on a lower level. The garden is spacious, private and perfectly maintained, with plenty of space to enjoy the outdoors with family or friends. Next to the pool is a covered dining area with a barbecue, ideal for celebrations or summer dinners. The villa also offers a terrace on the upper floor with partial views of the sea and green areas Detached Villa, Nueva Andalucía, Costa del Sol. 3 Bedrooms, 3 Bathrooms, Built 871 m², Terrace 30 m², Garden/Plot 1626 m². Setting : Commercial Area, Village, Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools. Orientation : South. Condition : Good, Fair, Renovation Required, Restoration Required. Pool : Private. Climate Control : Air Conditioning, Hot A/C, Cold A/C, Fireplace. Views : Sea, Pool, Courtyard, Urban. Features : Covered Terrace, Private Terrace, Ensuite Bathroom. Furniture : Fully Furnished, Part Furnished, Optional. Kitchen : Fully Fitted. Garden : Private. Parking : Garage, More Than One. Utilities : Electricity. Category : Cheap, Investment, Resale.

Setting
- ✔ Commercial Area
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
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Orientation
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Condition
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Pool
- ✔ Private

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Fireplace

Views
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- ✔ Pool
- ✔ Courtyard
- ✔ Urban

Features
- ✔ Covered Terrace
- ✔ Private Terrace
- ✔ Ensuite Bathroom

Furniture
- ✔ Fully Furnished
- ✔ Part Furnished
- ✔ Optional

Kitchen
- ✔ Fully Fitted

Garden
- ✔ Private

Parking
- ✔ Garage
- ✔ More Than One

Utilities
- ✔ Electricity

Category
- ✔ Cheap
- ✔ Investment
- ✔ Resale