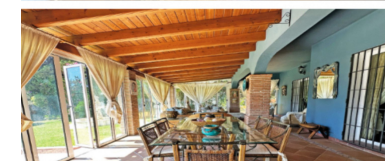
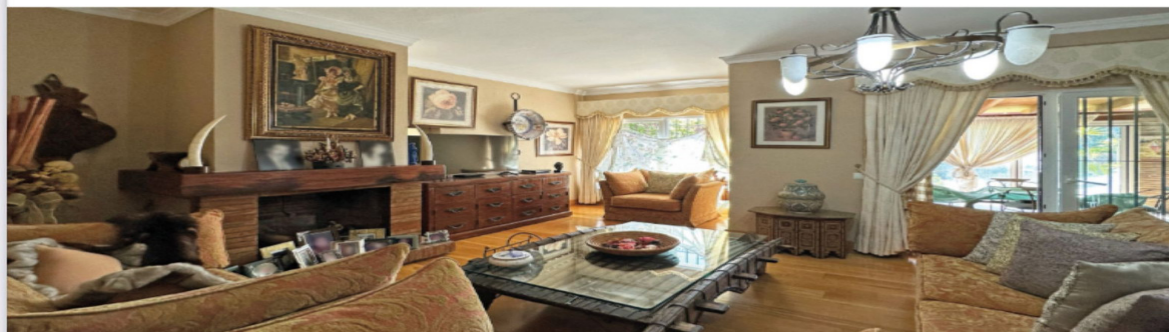
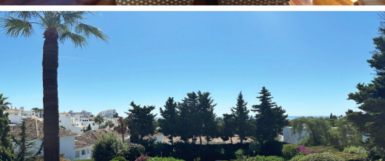
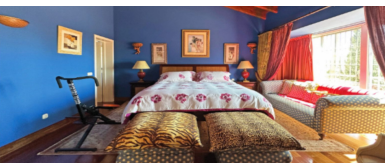
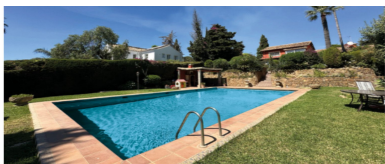


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Puerto Banús

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 ✓ 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					