



**Sales - House - Puerto Banús**  
**2.500.000€**

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**Ref.-ID: MIBGR5193700**

**Puerto Banús**

**House**



**3**



**3**



**841 m<sup>2</sup>**



**1626 m<sup>2</sup>**

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 m<sup>2</sup>, Terrace 30 m<sup>2</sup>, Garden/Plot 1626 m<sup>2</sup>. 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



