



## Willa w Puerto Banús

Puerto Banús

€ 2.500.000

|   |              |  |                |
|---|--------------|--|----------------|
|  Typ:                  | <b>villa</b> |  Powierzchnia:    | <b>841 m2</b>  |
|  Taras:                | <b>30 m2</b> |  Liczba łazienek: | <b>3</b>       |
|  Liczba sypialni:      | <b>3</b>     |  Garaż:           | <b>Tak</b>     |
|  Basen:                | <b>Tak</b>   |  Działka:         | <b>1626 m²</b> |
|  Klimatyzacja:         | <b>Tak</b>   |  Telewizja:       | <b>Nie</b>     |
|  Blisko pól golfowych: | <b>Nie</b>   |  Wi-Fi:           | <b>Nie</b>     |

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.



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