





## 5 bedroom Villa for sale in Marbella, Málaga

1,295,000€



A cozy, traditional detached villa in Nueva Andalucía, Marbella. This south-facing property is private and quiet, with easy walking access to nearby bars and restaurants and just a 5-minute drive to Puerto Banús and the beach. The villa features a main floor with a living room, dining area, open-plan kitchen, three guest bedrooms, two bathrooms, a guest toilet, and access to covered and open terraces. The first floor has a master suite with a dressing area and jacuzzi, while the garden-level floor includes a separate guest bedroom, bathroom, sauna, and laundry room. Outdoors, there's a mature garden with a pool, BBQ, and chill-out area, plus a garage and additional parking for two cars. Key Details: ~ 5 Bedrooms 5, and 4.5 bathrooms ~ Build Size: 302 m<sup>2</sup>, terrace: 65 m<sup>2</sup> and plot: 777 m<sup>2</sup> ~ Annual IBI Fees: €2,142 ~ Condition: Good, with features like air conditioning, fireplace, marble flooring, and double glazing ~

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|--|---|--|
|  5 bedrooms                  |  5 bathrooms |  302m <sup>2</sup> Build size |
|  777m <sup>2</sup> Plot size | <input checked="" type="checkbox"/> A/C   | <input checked="" type="checkbox"/> Double glazing   |
| <input checked="" type="checkbox"/> Fireplace  | <input checked="" type="checkbox"/> Fitted kitchen  | <input checked="" type="checkbox"/> Garage   |
| <input checked="" type="checkbox"/> Sauna  | <input checked="" type="checkbox"/> Fitted wardrobes  | <input checked="" type="checkbox"/> Covered terrace  |
| <input checked="" type="checkbox"/> South facing   | <input checked="" type="checkbox"/> Storage room  | <input checked="" type="checkbox"/> Near transport   |
| <input checked="" type="checkbox"/> Air conditioning   | <input checked="" type="checkbox"/> Features - marble flooring                                  | <input checked="" type="checkbox"/> Setting - close to shops   |
| <input checked="" type="checkbox"/> Close to school  | <input checked="" type="checkbox"/> Close to town   | <input checked="" type="checkbox"/> chimney  |