



Detached Villa in Nueva Andalucía

Price **€ 1,300,000**

Bedrooms	7
Bathrooms	5.5
Build Size	356 m²
Plot Size	1895 m²

SETTING

- ✓

Close To Golf
- ✓

Close To Port
- ✓

Close To Shops
- ✓

Close To Sea
- ✓

Close To Town
- ✓

Close To Schools

ORIENTATION

- ✓

South

CONDITION

- ✓

Renovation Required

POOL

- ✓

Private

CLIMATE CONTROL

- ✓

Fireplace

VIEWS

- ✓

Garden
- ✓

Pool

FEATURES

- ✓

Covered Terrace
- ✓

Fitted Wardrobes
- ✓

Near Transport
- ✓

Private Terrace
- ✓

Marble Flooring
- ✓

Barbeque
- ✓

Double Glazing
- ✓

Basement

GARDEN

- ✓

Private

PARKING

- ✓

More Than One
- ✓

Private

This substantial villa, set within the sought-after enclave of El Colorado in Nueva Andalucia, Marbella, presents an exceptional opportunity for those seeking a renovation project in a prime location. Boasting 7 bedrooms, 5 bathrooms, and a guest toilet, the property offers generous accommodation across a built area of 356m² and occupies a sizeable plot of 1,539m². The residence is ideally situated for access to local amenities, transport links, and is in close proximity to renowned golf courses, schools, shops, the port, and the sea.

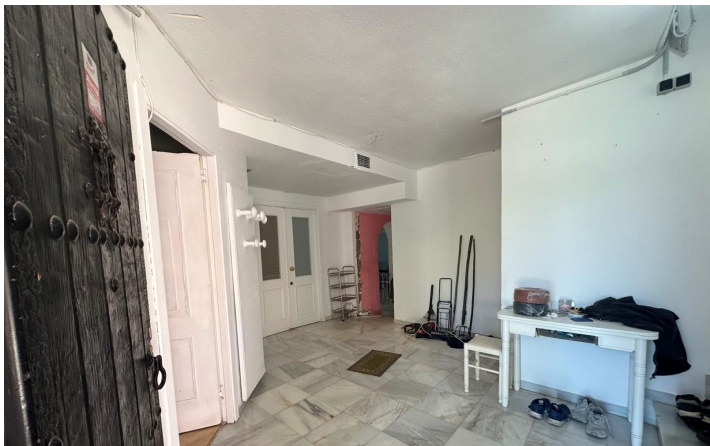
Designed with family living and entertaining in mind, the villa features a spacious living room with a fireplace, a separate dining room, and a guest room, all complemented by marble floors throughout. Double glazing, fitted wardrobes, and security shutters enhance comfort and security, while a basement provides additional versatile space. The property also benefits from a private garage, offering secure parking for 3 cars plus a car port for another 2 - 3 cars, and storage.

Outdoor living is a key highlight, with a private swimming pool and landscaped gardens offering both pool and garden views. Multiple terraces, both covered and uncovered, provide options for relaxation and al fresco dining, including a dedicated barbeque area and guest toilet for convenience. The villa's position on the mountainside ensures picturesque surroundings, while its proximity to a children's playground makes it ideal for families.

Although in need of renovation, this villa represents a rare chance to create a bespoke home in one of Marbella's most desirable neighbourhoods. Whether as a permanent residence or a luxurious holiday retreat, the property's blend of space, location, and potential is sure to appeal to discerning buyers seeking a project in Nueva Andalucia.

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GALLERY





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