







## **Description**

Discover this charming and spacious villa nestled in the highly sought-after and peaceful area of Nueva Andalucía, just minutes from Puerto Banús and the area's finest golf courses.

This independent villa offers the perfect blend of comfort, privacy, and Mediterranean living. Surrounded by a lush private garden, the property features a swimming pool, multiple terraces, a covered porch, and a barbecue area—ideal for outdoor entertaining and relaxation.

Inside, the villa boasts a bright and open layout with 3 bedrooms and 2 full bathrooms. The spacious living and dining area enjoys beautiful garden views and a cozy fireplace, while the modern open-plan kitchen with a central island seamlessly connects to the living space.

Additional highlights include private parking for up to 3 vehicles and proximity to all essential amenities—shops, supermarkets, restaurants, schools, and Centro...











































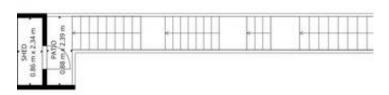






BELOW GRACE, 25 HZ, FLOOR Z, BEHAZ, FLOOR S, BIHZ DICLUDED AREAS, SHED IS HAZ, FARTO, 217 HZ, SCREENIGO PORICH, ST H FORCH 4 HZ, STORAGE 4 HZ, SWORTHED 5 HZ, WALLES SHIP HZ





NOTAL: 199 HZ

BELLOW GRADE, (5 HZ, FLORE 2 HAZ, FLORE 3 HAZ

DECLUDED AREAS 1940 HZ, FATO 217 HZ, SCHEDNED PORCH, 39 HZ

DECLUDED AREAS 1940 HZ, STORAGE 4 HZ, UNDERTRED 5 HZ,



NOTAL; 109 M2 BELOW GRADE, 25 M2, PLOSE Z, SI M2, SLODE 3, SI M2 DECLUDED MEAS, SHOP, 8 M2, FATO 217 M2, SCREENING PORCH, 35 M PORCH 4 M2, STORAGE 4 M2, SHOPFRISH 5 M4,