



## Detached Villa for sale in Nueva Andalucía, Marbella

**1,995,000 €**

Reference: R5122204    Bedrooms: 4    Bathrooms: 3    Plot Size: 1,028m<sup>2</sup>    Build Size: 336m<sup>2</sup>    Terrace: 72m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Perfectly located in a quiet cul-de-sac in the heart of Nueva Andalucía, Casa Bella is a beautifully detached villa that blends timeless Andalusian charm with contemporary interiors and spacious outdoor areas—ideal for enjoying the Mediterranean lifestyle year-round. This two-level home offers four bedrooms, three en-suite bathrooms, and a guest toilet, making it the perfect retreat for families or an elegant second home. The ground floor is thoughtfully designed for everyday living and entertaining, featuring a bright and inviting living room, a generous dining area, and a fully equipped open-plan kitchen. A guest toilet adds convenience for visitors. Upstairs, four well-proportioned bedrooms provide comfort and privacy, with three of them offering en-suite bathrooms—ideal for hosting family and guests with ease. The outdoor space is equally impressive: a large, flat landscaped garden with natural grass, a private swimming pool, and a personal putting green create a unique environment for both relaxation and recreation. Covered terraces offer shaded areas for al fresco dining and lounging, while the south-facing orientation ensures all-day sun, maximizing enjoyment of the outdoor lifestyle. Additional features include a private garage and a First Occupancy License (LPO), making this an excellent option for those seeking a full-time residence, a stylish holiday home, or a high-potential rental investment. Combining location, design, and lifestyle, Casa Bella is a true sanctuary just a short walk from shops, restaurants, schools, and all essential amenities in one of Marbella's most sought-after neighborhoods.





## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Satellite TV  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Solarium  
WiFi  
Barbeque

### Views

Sea  
Mountain  
Panoramic  
Country  
Garden  
Pool  
Golf  
Urban

### Pool

Heated  
Indoor  
Private

### Security

Alarm System  
Entry Phone

### Energy Rating

E

### Orientation

South West

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Optional

### Parking

Private  
More Than One

### CO2 Emission Rating

D

### Climate Control

Air Conditioning  
Central Heating

### Condition

Good

### Garden

Private

### Category

Golf  
Luxury