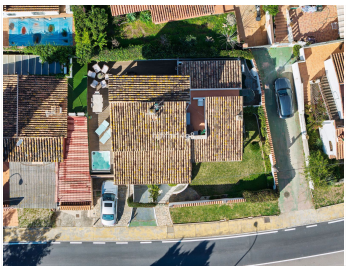
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R5347564

La Campana

REF# R5347564 745.000 €

BEDS	BATHS	BUILT	PLOT
4	3	221 m²	292 m²

Located in the highly sought-after area of La Campana, this charming 4-bedroom villa offers an exceptional opportunity to enjoy comfortable living in one of the most convenient and well-connected parts of Nueva Andalucía, just minutes from the vibrant lifestyle of Marbella. La Campana is known for its authentic Andalusian atmosphere, proximity to international schools, shops, restaurants, and easy access to Puerto Banús and the beach, making it an ideal location for both permanent residence and investment.

Upon entering the property, you are welcomed into a bright and inviting open-plan living and dining area, complete with a cosy fireplace that creates a warm and homely ambiance. From here, you have direct access to a pleasant porch, perfect for relaxing or entertaining guests throughout the year. The independent fully fitted kitchen is both practical and well-appointed, offering direct access to the outdoor area.

On the main level, the villa features three comfortable bedrooms, a full bathroom, and a guest toilet, providing a functional layout for family living. Both the kitchen and dining area lead out to a charming exterior wooden deck, where you will find a private jacuzzi—an ideal space to unwind and enjoy the

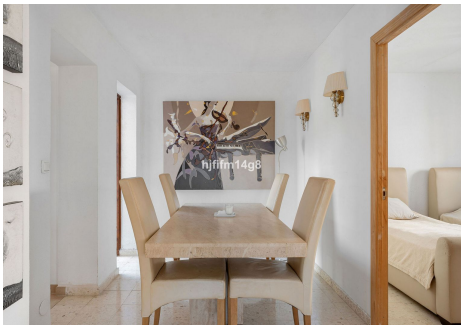
Mediterranean climate. From this terrace, a walkway leads you to the upper level.

The second floor is designed as a private guest apartment, offering excellent versatility. It includes a cosy sitting room with access to its own balcony, a kitchen, a bedroom, and a bathroom, making it perfect for visitors.

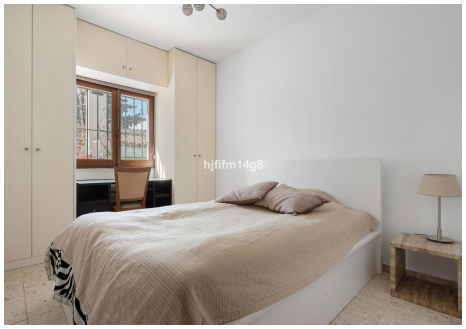
The basement level presents a spacious open area with great potential, allowing the future owner to customise it according to their needs. This space could easily be transformed into a large garage, a home cinema, a gym, a games room, or a multifunctional entertainment area. Additionally, this level includes a storage room and a guest toilet, adding further practicality.

At the entrance of the villa, there is a private outdoor parking space belonging to the property, ensuring convenient and easy access.

This property combines comfort, flexibility, and an excellent location in La Campana, Nueva Andalucía, making it a fantastic opportunity to enjoy the Marbella lifestyle in a peaceful yet central setting.



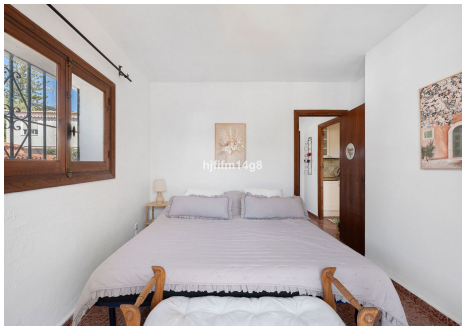
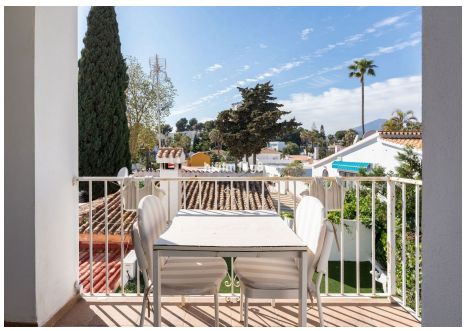





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