



## Semi-Detached House for sale in Nueva Andalucía, Marbella

5,250,000 €

Reference: R4677286    Bedrooms: 4    Bathrooms: 5    Plot Size: 154m<sup>2</sup>    Build Size: 445m<sup>2</sup>    Terrace: 230m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Brand new Villa located in a heart of Nueva Andalucia, Marbella. Walking distance to Puerto Banus and all amenities, close to Aloha Golf Club & Las Brisas Golf Club, and just 1,5 km from the beach. Houses were built in 2024. The residential is completely gated and private, counting with a spectacular entrance, which gives access to 6 impressive "Vilas" with state-of-the-art design. Within the entrance we can find the reception and the security guard post. The extensive outdoor spaces and gardens around the "Vilas", give way to a new concept of swimming pool of almost 180 m2 plus a 36 m2 children's pool, both with chlorination water treatment. The beautifully built Villa on 4 levels offers high quality, stylish and bright living room open to the large and elegant terrace. All 3 bedroom suites include floor-to-ceiling windows, a sleek minimalist kitchen. All 4 levels are connected by a modern elevator. Terraces leading out to a private area of garden – as well as having access to the beautifully landscaped communal gardens and swimming pool. Roof terrace with private swimming pool and outdoor cinema. A customizable basement provides ample space for a home gym, an additional bedroom or room for any other use, such as an office. Villa 6.6 has a parking space for 4 cars within the communal underground parking area. Due to its orientation and position, the entire complex enjoys natural light most of the day, and Villa is completely filled of luminosity through its incredible windows as well as through the "Central courtyard". It is also a fact that the residents will be able to enjoy the most incredible sunrises and sunsets from the spacious terraces.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Double Glazing  
24 Hour Reception  
Fitted Wardrobes  
Solarium  
Utility Room  
Domotics  
Basement

### Setting

Commercial Area  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Not Furnished

### Security

Gated Complex  
24 Hour Security

### Orientation

South West

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted

### Parking

Underground  
Private  
More Than One

### Climate Control

Air Conditioning  
U/F Heating

### Pool

Communal  
Heated  
Private  
Children`s Pool

### Garden

Communal  
Private

### Category

Holiday Homes  
Investment  
Bargain  
Golf  
Luxury  
Resale  
Contemporary