



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

5.250.000 €

Referentie: R4677286 Slaapkamers: 4 Badkamers: 5 Plotgrootte: 154m<sup>2</sup> Perceelgrootte: 445m<sup>2</sup> Terras: 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.



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Nabij vervoer  
Dubbele beglazing  
24-uurs receptie  
Inbouwkasten  
Zonnebank  
Bijkeuken  
Domotics  
Kelder

### Ligging

Commerciele omgeving  
Dichtbij golfbaan  
Dichtbij haven  
Urbanisatie  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen

### Meubilering

Ongemeubileerd

### Beveiliging

Omheind complex  
24 -uurs beveiliging

### Zonorientatie

South West Orientation

### Huidige Staat

Uitstekende conditie  
Nieuwbouw

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

ondergrondse parkeergarage  
private Parking  
More Than One

### Klimaatbeheersing

Airconditioning  
Vloerverwarming

### Zwembad

Gemeenschappelijk zwembad  
verwarmd zwembad  
private Pool  
Children`s Pool

### Tuin

gemeenschappelijke tuin  
private Garden

### Categorie

Vakantiehuis  
Investering  
Koopje  
Golf  
Luxe  
Bestaande bouw  
Modern