



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

**645,000 €**

Reference: R5161273   Bedrooms: 4   Bathrooms: 2   Build Size: 215m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Immerse yourself in the comfort and elegance of this beautiful semi-detached house in Conjunto San Javier. A bright and stylish home with cosy spaces that invite you to relax and enjoy family time. Its living-dining room with natural parquet flooring and its semi-equipped separate kitchen combine design and functionality, while the marble floors add a touch of distinction. The kitchen leads directly to the communal swimming pool and well-tended gardens, in a peaceful and exclusive setting. A unique opportunity to live in security, privacy and quality of life.

### Main features:

- Private garage for 2 covered cars + 1 uncovered car
- Separate entrance from the outside
- Communal swimming pool and well-maintained green areas
- 4 bedrooms with fitted wardrobes
- 2 fully renovated bathrooms with modern design
- Spacious living-dining room with natural parquet flooring
- Separate semi-equipped kitchen with direct access to the pool
- Hot/cold air conditioning in main rooms

### Floor plan

#### Semi-basement

- Spacious reception area
- 1 large bedroom with wardrobe
- Natural light through exterior windows

#### First floor

- Living/dining room with natural wood parquet flooring
- Common areas with travertine marble
- Separate, semi-equipped kitchen, laundry area
- Direct access to the communal swimming pool

#### Second floor

- Hallway with extra cupboard
- Master suite with renovated en-suite bathroom
- 3 bedrooms with cupboards and natural light (views of the façade and pool)
- Second bathroom, also renovated

#### Surroundings and community

- Gated community with only 10 houses
- Pool sunny almost all day
- Impeccable communal gardens
- Quiet, secure development with a majority of foreign owners

A quiet residential area, ideal for families looking for comfort, security and quality of life, without sacrificing amenities such as a swimming pool and green areas.



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A house with character, ready to move into and with the potential to adapt it to your style. Don't miss this opportunity!



## Features:

Features	Orientation	Climate Control
Ensuite Bathroom	East	Air Conditioning
Marble Flooring	West	Cold A/C
Double Glazing		Hot A/C
Utility Room		
Wood Flooring		
Views	Setting	Condition
Mountain	Close To Golf	Good
Garden	Urbanisation	
Street	Close To Schools	
	Close To Forest	
Pool	Furniture	Kitchen
Communal	Not Furnished	Partially Fitted
Garden	Security	Parking
Communal	Gated Complex	Garage
	Alarm System	Private
		Covered
Utilities		
Electricity		
Drinkable Water		
Gas		