



## Semi Detached Villa

5.500.000 €

Reference: Vila6No2 Bedrooms: 4 Bathrooms: 5 Plot Size: 230m<sup>2</sup> Build Size: 660m<sup>2</sup> Terrace: 230m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Contemporary semi-detached villa with amazing rooftop with pool and views in Nueva Andalucía Prime Location in a Gated Community Situated in the heart of Nueva Andalucía, one of Marbella's most prestigious areas, this newly built semi-detached villa offers an ideal combination of elegance, security, and convenience. Located within a quiet gated community with landscaped gardens, it is just minutes from top golf courses, beaches, restaurants, and Aloha College.

**Spacious Layout and Modern Design** Completed in December 2023, the villa offers 606 m<sup>2</sup> of built area on a private plot of 92 m<sup>2</sup>, with 230 m<sup>2</sup> of terraces. Distributed over four floors connected by a private staircase, the home is designed for seamless indoor-outdoor living. Facing south, it enjoys panoramic views of the Mediterranean, La Concha mountain, and Puerto Banús.

**Open-Plan Living and Designer Kitchen** The main floor features an open living and dining area with floor-to-ceiling glass doors that lead to a spacious terrace—ideal for entertaining. The sleek designer kitchen is fully equipped with Gaggenau appliances, combining style and functionality. **Four Bedrooms and Premium Finishes** The property includes four bedrooms and five bathrooms, three of them en-suite, plus a guest toilet. Three bedrooms are located on the upper floor, while a fourth is in the basement—ideal for guests, staff, or use as a home office or gym. Bathrooms are finished in Porcelanosa marble, and oak wood flooring runs throughout the villa.

**Private Rooftop Terrace with Plunge Pool** A standout feature is the private rooftop terrace with a plunge pool and a fully equipped outdoor cinema—perfect for sunset views and evening gatherings. **Garage and Community Features** The villa includes three underground parking spaces with direct access to the home. The community offers a large shared swimming pool and beautifully maintained gardens.



## Features:

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