



## 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:

### Özellikler

Kapalı teras  
Kaldırmak  
Ulaşım yakınında  
Çift cam  
24 saat alım  
Takılmış gardıroplar  
Solaryum  
Kamu hizmeti odası  
Domotik  
Bodrum

### Ayar

Ticari alan  
Golf'e yakın  
Limana yakın  
Kentleşme  
Denize yakın  
Dükkanlara Yakın  
Şehre yakın  
Okullara yakın

### Mobilya

Mobilyalı

### Güvenlik

Kapılı kompleks  
24 saatlik güvenlik

### Oryantasyon

Güney Batı

### Durum

Harika  
Yeni İnşaat

### Mutfak

Tam takılmış

### Otopark

Yeraltı  
Özel  
Birden fazla

### İklim kontrolü

Klima  
U/F Isıtma

### Havuz

Ortak  
Isıtmalı  
Özel  
Çocukların havuzu

### Bahçe

Ortak  
Özel

### Kategori

Tatil Evleri  
Yatırım  
Pazarlık  
Golf  
Lüks  
Yeniden satış  
Modern