



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

5.600.000 €

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:

### Caratteristiche

Terrazza coperta  
Ascensore  
Vicino ai mezzi di trasporto  
Doppio vetro  
Reception 24 ore  
Armadi a muro  
Solarium  
Ripostiglio  
Domotica  
Seminterrato

### Collocamento

Area commerciale  
Vicino al golf  
Vicino al porto  
Zona urbana  
Vicino al mare  
Vicino ai negozi  
Vicino alla città  
Vicino alle scuole

### Mobilia

Non arredato

### Sicurezza

Complesso residenziale privato  
Sicurezza 24 ore

### Orientamento

Sud -ovest

### Condizione

Eccellente  
Nuove costruzioni

### Cucina

Completamente arredata

### Parcheggio

Sottterraneo  
Privato  
Più di uno

### Climate Control

Aria condizionata  
Riscaldamento a pavimento

### Piscina

Condominiale  
Riscaldata  
Privata  
Piscina per bambini

### Giardino

Condominiale  
Privato

### Categoria

Case di vacanza  
Investimento  
Affare  
Golf  
Lusso  
Rivendita  
Contemporary