



Semi-Detached House for sale in Nueva Andalucía, Marbella

5,250,000 €

Reference: R4677286 Bedrooms: 4 Bathrooms: 5 Plot Size: 154m² Build Size: 445m² Terrace: 230m²





Costa del Sol, Nueva Andalucía

Brand new Villa located in a heart of Nueva Andalucía, 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 "Villas" 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 "Villas", 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:

Features	Orientation	Climate Control
Covered Terrace	South West	Air Conditioning
Lift		U/F Heating
Near Transport		
Double Glazing		
24 Hour Reception		
Fitted Wardrobes		
Solarium		
Utility Room		
Domotics		
Basement		
Setting	Condition	Pool
Commercial Area	Excellent	Communal
Close To Golf	New Construction	Heated
Close To Port		Private
Urbanisation		Children`s Pool
Close To Sea		
Close To Shops		
Close To Town		
Close To Schools		
Furniture	Kitchen	Garden
Not Furnished	Fully Fitted	Communal
Security	Parking	Category
Gated Complex	Underground	Holiday Homes
24 Hour Security	Private	Investment
	More Than One	Bargain
		Golf
		Luxury
		Resale
		Contemporary