



## Semi-utvunnet hus til salgs i Nueva Andalucía, Marbella

5 250 000 €

Referanse: R4677286 Soverom: 4 Bad: 5 Plottstørrelse: 154m<sup>2</sup> Bebygget areal: 445m<sup>2</sup> Terrasse: 230m<sup>2</sup>





## 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.



## Egenskaper:

### Funksjoner

Dekket terrasse  
Løfte  
Nær transport  
Dobbeltvindu  
24 timers mottakelse  
Monterte garderober  
Solarium  
Verktøyrom  
Domotikere  
Kjeller

### Innstilling

Kommersielt område  
I nærheten av golf  
I nærheten av havnen  
Urbanisering  
Nær sjøen  
I nærheten av butikker  
Nær byen  
Nær skoler

### Møbler

Ikke møblert

### Sikkerhet

Inngjerdet kompleks  
24 timers sikkerhet

### Orientering

Sørvest

### Betingelse

Glimrende  
Nybygg

### Kjøkken

Fullt montert

### Parkering

Underjordisk  
Privat  
Mer enn en

### Klimakontroll

Klimaanlegg  
U/f oppvarming

### Basseng

Kommunal  
Oppvarmet  
Privat  
Barns basseng

### Hage

Kommunal  
Privat

### Kategori

Feriehus  
Investering  
Handel  
Golf  
Luksus  
Videresalg  
Samtidig