

# New development contemporary villas in Nueva Andalucia Price: 1,690,000 €

Reference1: LS50023 Bedrooms: 3 Bathrooms: 6 Plot Size: 586m<sup>2</sup> Build Size: 375m<sup>2</sup> Terrace: 0m<sup>2</sup>



## Location: Marbella

Discover this semi-detached villa boasting an innovative design, nestled in the heart of Marbella. Situated in a well-established area with convenient access, this residence offers breathtaking sea views. Just a 5-minute drive from Marbella's bustling center, 1.7 km (4 minutes) from the Palacio de Congresos, and a short 5-minute jaunt to La Cañada shopping center, convenience meets luxury here.

The villa features expansive windows that bathe the interior in natural light, emphasizing a seamless connection between indoor and outdoor spaces. Floor-to-ceiling sliding windows, with embedded rails, merge interior living areas with exterior terraces, amplifying the essence of outdoor living.

### Layout:

- Lower Floor: A communal entrance leads to the garage shared among the 8 houses within the complex. Additionally, this level houses a storage room and provides access to the elevator leading to the main residence.
- Courtyard Level: Spanning 100 square meters, this floor offers two naturally illuminated rooms via an English patio, ideal for a gym, game room, or other recreational purposes, along with a bathroom.
- Ground Floor: Features a spacious living room, dining area, and a well-appointed kitchen furnished with Siemens appliances.
- First Floor: Comprises three bedrooms, three bathrooms, and a terrace.
- Solarium: Equipped with a toilet and pergola.

### Key Features:

- Private pool featuring a counter-current swimming system, with pre-installation for heating.
- Air conditioning and underfloor heating for both cold and warm weather comfort.
- Elevator access, along with two parking spaces and a storage room.
- Security features include an alarm system and surveillance cameras.
- Additional amenities include a gym and games room.
- Enjoy ultimate relaxation with a jacuzzi located in the solarium.
- Pre-installation for a kitchen on the solarium level.

Experience luxurious seaside living at its finest in this Marbella villa, where every detail has been meticulously crafted for comfort and enjoyment.

## Features:

### Features

Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Gym  
Solarium  
Basement

### Orientation

South West

### Climate Control

Air Conditioning  
U/F Heating

### Views

Sea Views

### Setting

Close To Golf

### Condition

Excellent

Garden Views  
Pool Views

**Pool**  
Private Pool  
**Garden**  
Private Garden

**Category**  
Luxury  
Golf  
Contemporary

Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

**Furniture**  
Not Furnished  
**Security**  
Gated Complex  
Alarm System  
Electric Blinds

New Build

**Kitchen**  
Fully Fitted  
**Parking**  
Underground