

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













Location: Marbella

Discover this semi-detached villa boasting an innovative design, nestled in the heart of Marbella. Situated in a wellestablished 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 countercurrent 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.

Climate Control

Air Conditioning

Features:

Features

Lift

	U/F Heating
Setting	Condition
Close To Golf	Excellent
Close To Port	New Build
Urbanisation	
Close To Sea	
Close To Shops	
Close To Town	
Close To Schools	
Furniture	Kitchen
Not Furnished	Fully Fitted
Security	Parking
Gated Complex	Underground
Alarm System	
Electric Blinds	
	Close To Golf Close To Port Urbanisation Close To Sea Close To Shops Close To Town Close To Schools Furniture Not Furnished Security Gated Complex Alarm System

Orientation

South West



Luxury Golf Contemporary