



## 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  
Garden Views  
Pool Views

### Setting

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

### Condition

Excellent  
New Build

### Pool

Private Pool

### Furniture

Not Furnished

### Kitchen

Fully Fitted

### Garden

Private Garden

### Security

Gated Complex  
Alarm System  
Electric Blinds

### Parking

Underground

### Category



Luxury

Golf

Contemporary