

NUEVA ANDALUCÍA

■■■■■■■■ ■ Nueva Andalucía

■■ 4 900 000 €

■■■■■■■■ R5530558

4	4	480 m²	224 m²
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This contemporary semi-detached villa is located in an exclusive gated community in Nueva Andalucía, Marbella, offering panoramic views of the surrounding valley and La Concha mountain, with partial views of the Mediterranean Sea. Designed with modern architecture, clean geometric lines and generous outdoor spaces, the property is distributed over 4 levels and offers 480 m² of built area, 224 m² of terraces and a private garden of 162 m². The villa features 4 spacious bedrooms, all with en-suite bathrooms, a fully equipped high-end kitchen and elegant living areas finished in neutral tones and natural materials. Delivered fully furnished, the property includes porcelain flooring, underfloor heating throughout, air conditioning, fitted wardrobes and a dressing room. Additional features include a private cinema room, wine cellar, laundry room and Dolby Surround Sound system. The outdoor areas are designed for year-round enjoyment, with spacious covered terraces for dining and relaxing, a private garden and an impressive rooftop solarium featuring a private swimming pool, barbecue area and panoramic views. Residents also benefit from a large communal swimming pool, 24-hour security and a private garage with parking for 3 vehicles. Ideally situated in Nueva Andalucía, the villa is within easy reach of renowned golf courses, international schools, restaurants, shops and everyday amenities. Puerto Banús, Marbella's beaches and ■the ■surrounding ■leisure ■facilities are ■just ■a ■short ■drive ■away, making ■this ■an excellent ■choice ■for those ■seeking ■a ■modern ■home in one ■of ■Marbella's ■most ■desirable ■residential ■areas.

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