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NUEVA ANDALUCÍA

sypialnie	■azienki	zbudowany m²	taras m²	fabu■a m²
4	5	233	50	20

DOM SZEREGOWY W NUEVA ANDALUCÍA

SEMI-DETACHED VILLA IN NUEVA ANDALUCÍA – PRIME LOCATION NEAR PUERTO BANÚS Discover this elegant 4-bedroom, 5-bathroom semi-detached villa, ideally situated in one of Marbella's most sought-after areas—Nueva Andalucía. Located within a secure gated community, this property offers the perfect blend of comfort, convenience, and Mediterranean lifestyle, just minutes from world-renowned Puerto Banús, Marbella town center, and San Pedro de Alcántara. Ideal for international families, the home is close to top-rated international and public schools, pristine beaches, golf courses, and high-end shopping and dining destinations. Key Features: Elegant Living Spaces: Spacious open-plan living and dining area with a cozy fireplace, flowing seamlessly onto a west-facing terrace—perfect for enjoying the warm Andalusian sunsets. Versatile Kitchen: Bright, partially fitted kitchen with a serving hatch (option to convert into an open-plan design). Private Guest Apartment: Self-contained basement suite with double bedroom, bathroom, kitchen/utility area, and direct garage access—ideal for guests, staff, or rental income. Comfortable Bedrooms: Three en-suite double bedrooms on the upper floor, each with air conditioning and Juliet balconies, plus built-in wardrobes and extra storage. Panoramic Rooftop Solarium: Enjoy breathtaking sea and mountain views from the private rooftop terrace, complete with a separate multi-use room and outdoor shower—ideal for sunbathing, entertaining, or a private office. Outdoor Living: Well-maintained front and side gardens (maintained by the community), private driveway, and underground garage. Resort-Style Amenities: Access to two communal swimming pools, with the nearest just steps away. Whether you're looking for a family home, a vacation retreat, or a smart investment in the heart of the Costa del Sol, this property offers unmatched value, location, and lifestyle for discerning international buyers.

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