



**Ready to move in, exclusive high-end semi-detached villa for sale within walking distance of Puerto Banus in Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📏 Plot 831 m<sup>2</sup> 🏠 Built 372 m<sup>2</sup> 🏠 Terrace 240 m<sup>2</sup> 🛏 4 🚿 5 # Ref. 155890

🔑 4.300.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

## Exclusive high-end semi-detached villa for sale in Nueva Andalucia, Marbella

### RESALE AVAILABLE!

Ready to move in. 4 bedrooms, 5 bathrooms, 372m<sup>2</sup> built (enclosed), 240m<sup>2</sup> terraces, 91m<sup>2</sup> garden. €5.500.000

*If you are looking for the same architecture and type of house but on the Golden Mile, we do have it for you.*

### PROPERTY HIGHLIGHTS

- New project consisting of 6 villas.
- Prime location within walking distance of the beach and Puerto Banus.
- Sustainable concept.
- Roof terrace with home cinema and private pool.
- Stunning, panoramic views.
- ~~Urgent viewing advised. (only 1 left)~~
- **Now, ready to move in!**
- **Resale available!**

### THE LOCATION AND THE PROJECT

Located in an ideal position of Marbella, **within walking distance of the beach, all amenities**, restaurants, bars, shops and more. In the immediate vicinity there are several top golf courses including Las Brisas Club, Los Naranjos Club and Aloha Golf. The world-famous **Puerto Banus**, with numerous luxury boutiques, is within **walking distance** or just a few minutes away by car. The project comprises a collection of **6 exclusive villas of which 2 intermediate houses and 4 semi-detached villas**. The project also features a **180m<sup>2</sup> communal swimming pool and a 36m<sup>2</sup> children's pool**.

### THE VILLAS

#### In figures:

Total built surface area: 831m<sup>2</sup>  
Interior built surface area: 374m<sup>2</sup>  
Indoor parking area: 67m<sup>2</sup>  
Terraces: 226m<sup>2</sup>

Private garden: 92m<sup>2</sup>  
Private swimming pool: 12.5m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 3  
2 levels + roof terrace and lower floor  
*Dimensions vary slightly from villa to villa.*

## General:

Manicured private garden with direct access to communal gardens.  
Spacious, covered main terrace, possible to furnish with dining table and lounge.  
**Open views of the surroundings towards the Mediterranean Sea from the roof terrace.**  
**Southern orientation.**

## The villas:

### **Newly built villas with ultra-modern architecture.**

High level of finishing with attention to detail and luxurious finishes.

### **Elegant, modernist interior.**

Spectacular glass windows throughout the villa create **very bright rooms**.

Porcelain floors for inside and outside.

The central point of the villas is formed by a prestigious, **glazed interior patio that generates extra light and fresh air** and can also be closed by sliding glass windows.

## Distribution

### *Ground floor*

Entrance with cloakroom, stairwell and lift.

Guest toilet.

The large, open-plan living space comprises a lounge, dining room and kitchen.

The designer kitchen is fully equipped and has a seating island.

### *Upper floor*

Stairwell and lift.

2 en-suite bedrooms with a continuous, covered terrace.

Formidable master bedroom en-suite with a stunning bespoke walk-in wardrobe and access to a covered terrace where you enjoy stunning sea views.

### *Roof terrace*

Stairwell and lift.

### **Private pool and jacuzzi.**

Space for a barbecue area and dining table.

### **Outdoor cinema.**

Technical room.

Total privacy.

### *Lower floor*

Natural light and air.

Stairwell and lift.

**Multi-purpose room for home cinema, gym, wine cellar, ...**

Bathroom.

Technical room/laundry room.  
2<sup>nd</sup> access via the garage.  
**Indoor garage for 4 cars.**

### **Other features:**

Glass balustrades.  
**Private lift.**  
Sophisticated home automation system.  
**Underfloor heating.**  
Air conditioning for cooling and heating.  
Double glazing.  
Extra-high internal doors.  
**Double-height ceiling above the lounge area.**  
**Floor-to-ceiling sliding windows.**  
Floating terrace floors.  
LED lighting.  
Integrated music system.  
Energy certificate: B

*Note: the renders are from the project. The photos are from an identical house just completed for your guidance.*



**Ready to move in, exclusive high-end semi-detached villa for sale within walking distance of Puerto Banus in Nueva Andalucia, Marbella**  
Marbella Area

House Plot 831 m<sup>2</sup> Built 372 m<sup>2</sup> Terrace 240 m<sup>2</sup> 4 5 # Ref. 155890

4.300.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.



**Ready to move in, exclusive high-end semi-detached villa for sale within walking distance of Puerto Banus in Nueva Andalucia, Marbella**  
Marbella Area

House Plot 831 m<sup>2</sup> Built 372 m<sup>2</sup> Terrace 240 m<sup>2</sup> 4 5 # Ref. 155890

4.300.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.



**Ready to move in, exclusive high-end semi-detached villa for sale within walking distance of Puerto Banus in Nueva Andalucia, Marbella**  
Marbella Area

House Plot 831 m<sup>2</sup> Built 372 m<sup>2</sup> Terrace 240 m<sup>2</sup> 4 5 # Ref. 155890

4.300.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

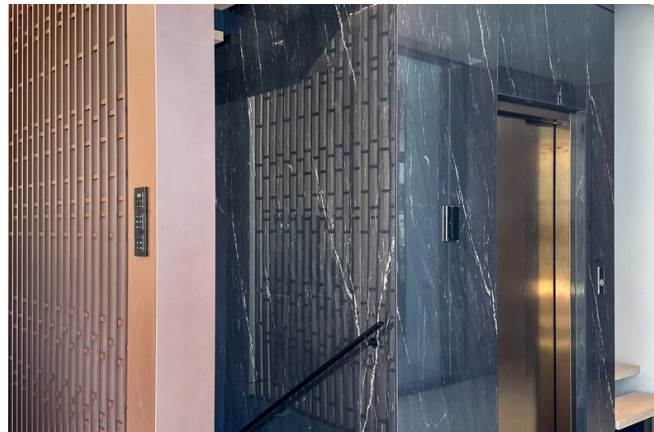


**Ready to move in, exclusive high-end semi-detached villa for sale within walking distance of Puerto Banus in Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📏 Plot 831 m<sup>2</sup> 🏠 Built 372 m<sup>2</sup> 🏠 Terrace 240 m<sup>2</sup> 🛏 4 🚿 5 🏠 Ref. 155890

🏠 4.300.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

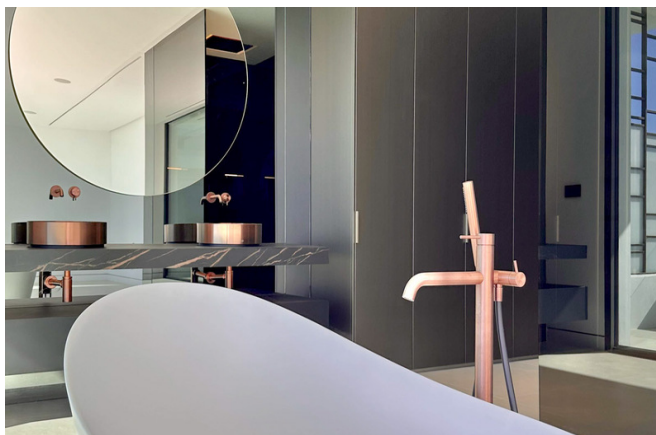
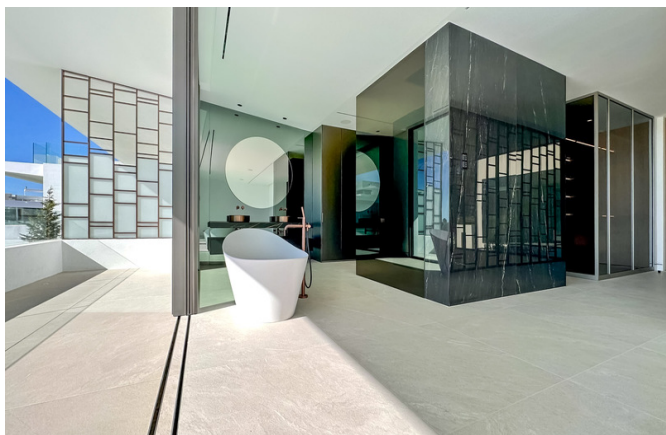
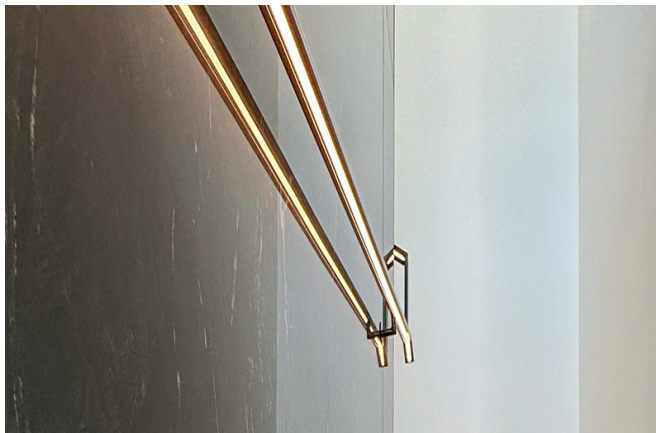


**Ready to move in, exclusive high-end semi-detached villa for sale within walking distance of Puerto Banus in Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📏 Plot 831 m<sup>2</sup> 🏠 Built 372 m<sup>2</sup> 🌳 Terrace 240 m<sup>2</sup> 🛏 4 🚿 5 # Ref. 155890

🔑 4.300.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.



**Ready to move in, exclusive high-end semi-detached villa for sale within walking distance of Puerto Banus in Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📏 Plot 831 m<sup>2</sup> 🏠 Built 372 m<sup>2</sup> 🏠 Terrace 240 m<sup>2</sup> 🛏 4 🚿 5 # Ref. 155890

🔑 4.300.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

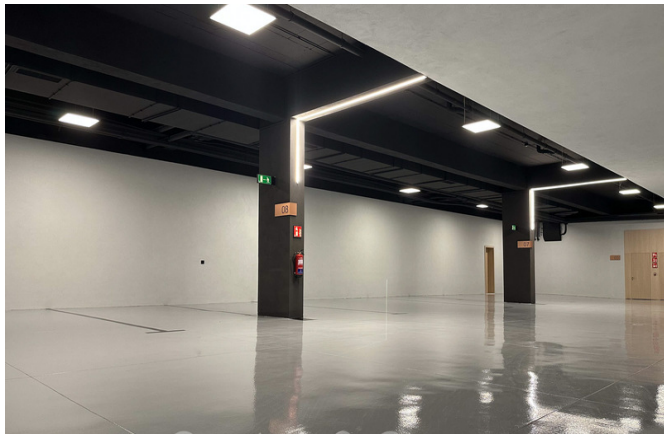


**Ready to move in, exclusive high-end semi-detached villa for sale within walking distance of Puerto Banus in Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📏 Plot 831 m<sup>2</sup> 🏠 Built 372 m<sup>2</sup> 🏠 Terrace 240 m<sup>2</sup> 🛏 4 🚿 5 # Ref. 155890

🏠 4.300.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.



**Ready to move in, exclusive high-end semi-detached villa for sale within walking distance of Puerto Banus in Nueva Andalucia, Marbella**  
Marbella Area

🏠 House 📏 Plot 831 m<sup>2</sup> 🏠 Built 372 m<sup>2</sup> 🏠 Terrace 240 m<sup>2</sup> 🛏 4 🚿 5 🏠 Ref. 155890

🔄 4.300.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.