



Semi-detached Spanish-style house for sale in a prestigious urbanisation within walking distance of Puerto Banus and the beach in Nueva Andalucía, Marbella

Marbella Area

🏠 House 📏 Plot 612 m² 🏠 Built 624 m² 🏠 Terrace 222 m² 🛏 6 🚿 5 # Ref. 156175

🏠 1.895.000 €

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Luxury property for sale, minutes away from the beach and walking distance to Puerto Banus, Marbella

SOLD

PROPERTY HIGHLIGHTS

- Exclusive, gated urbanisation.
- Prime location within walking distance of the beach and all amenities.
- Private garden with pool.
- 6 bedrooms, 5 + 2 bathrooms.

THE LOCATION AND THE COMPLEX

- Located in an exclusive urbanisation with beautiful subtropical gardens and swimming pools.
- **Central location just a few minutes' walk from the beaches and animated boulevard of the Golden Mile, and from Puerto Banus' marina.**
- The gated complex also provides fitness facilities and permanent security.

THE VILLA

In figures :

- Plot size: 612m²
- Built-up area: 624m²
- Surface terraces: 522m²
- Bedrooms: 6
- Bathrooms: 5+2
- 3 levels + solarium

General :

- **Private enclosed garden.**
- Lush landscaped garden with a private pool.
- Adjacent **romantic garden pavilion** equipped with a dining table.
- **Extensive terraces** to enjoy the sun or shade.
- Spacious covered terrace on the ground floor equipped with a lounge area, dining table and barbecue.
- Views over the garden and surrounding area.

The villa itself :

- **Semi-detached villa, designed in Mediterranean style.**
- Finished with high-quality materials.

Main floor

- A covered entrance with an authentic wooden door.
- You walk in through a double-height entrance hall with an elegant staircase leading upstairs.
- The entrance opens onto living space with the living and dining room, connecting to the open kitchen, equipped with quality appliances and seating island.
- The high sliding windows in the living room give access to the covered main terrace which is connected to the beautiful garden by a descending staircase.

Upper floor

- 4 en-suite bedrooms.
- Spacious, semi-open terrace overlooking the garden and surrounding area.

Lower floor

- 2 guest bedrooms.
- 2nd living space with lounge and kitchen area.

Other features:

- Air conditioning.
- Alarm system.
- Exterior lighting.



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