



SEMI-DETACHED HOUSE WITH 4 BEDROOMS

📍 Nueva Andalucía

REF# R5417878 – 1.595.000€

IBI

909 €/YEAR

Garbage

139 €/YEAR



4
Beds



4
Baths



263 m²
Built



556 m²
Plot



48 m²
Terrace

Villa-Style Semi-Detached Home with Heated Pool, Sunny Garden and Sea Views in Nueva Andalucía ? Villa feeling ? 4 bedrooms - with ensuite bathrooms ? Heated private pool (3.7 x 8 m) ? Panoramic and sea views ? 4 spacious floors with flexible living spaces ? Private garden with fruit trees ? Patio for outdoor dining with a BBQ area for year-round use ? Double garage with automatic doors ? Excellent sun orientation throughout the day ? Prime Nueva Andalucía location close to schools, golf and Puerto Banús Welcome to VILLA ONE Luxury Homes **T** | +34 687 83 44 03 **E** | info@villaone.es **W** | villaone.es **D** | Avda. Ricardo Soriano, 72, Edif. Golden B, 1ª Planta, (29601) Marbella, Málaga, España.

this exceptional home in Nueva Andalucía, offering the space, privacy and lifestyle of a villa. Distributed over four levels, the property combines generous indoor living areas with easily connected outdoor spaces, making it ideal as a family home or holiday residence. The well-maintained landscaped garden features Mediterranean fruit trees and flowers, a heated private swimming pool measuring 3.7 x 8 metres, a sun deck and room for a trampoline. The garden and pool area are illuminated at night, creating a wonderful atmosphere for Mediterranean evenings. Directly connected to the kitchen is a BBQ area and a covered terrace designed for all-year-round use. Here you will find a dining area with automatic wind screens/sun shades, ceiling heaters and a fan, enjoyable throughout the year. The entrance level offers a bright open-plan layout with a kitchen, dining area and living room. Large sliding doors create a seamless connection to the terrace, lounge area and pool garden below. A guest WC is also located on this floor. The basement level features high ceilings, a spacious lounge with a cinema-room feel, one en-suite bedroom, a large bathroom and a practical laundry area with an additional fridge and freezer. This floor is perfect as a large guest suite, teenage retreat or accommodation for a live-in nanny. On the first floor, two en-suite bedrooms provide privacy and comfort. The master suite enjoys its own private terrace with panoramic views towards the Mediterranean Sea, generous wardrobe space and room for a home office. The top floor consists of an impressive loft-style suite with an en-suite bathroom. Large enough to accommodate a king-size bed, sofa area and workspace, this versatile floor can serve as a luxurious guest suite. Located close to international schools, golf courses, restaurants and Puerto Banús, this is a rare home that truly combines villa living with convenience and flexibility.







