



# Semi-Detached House in Nueva Andalucía

Price **€ 1,595,000**

Bedrooms	4
Bathrooms	4
Build Size	263 m <sup>2</sup>
Terrace	48 m <sup>2</sup>
Plot Size	867 m <sup>2</sup>

## SETTING

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools

## ORIENTATION

- ✓ North
- ✓ South
- ✓ South West
- ✓ West
- ✓ North West

## CONDITION

- ✓ Excellent

## POOL

- ✓ Private
- ✓ Heated

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

## VIEWS

- ✓ Sea
- ✓ Mountain
- ✓ Golf
- ✓ Panoramic
- ✓ Garden
- ✓ Pool
- ✓ Street

## FEATURES

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Barbeque
- ✓ Basement

## FURNITURE

- ✓ Optional

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Private
- ✓ Landscaped
- ✓ Easy Maintenance

## SECURITY

- ✓ Entry Phone
- ✓ Alarm System
- ✓ Safe

## PARKING

- ✓ Garage
- ✓ More Than One
- ✓ Private

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water

## CATEGORY

- ✓ Resale
- 

### 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 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.

[View Property Online](#)

# GALLERY







Vivi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

Email: [sales@vivi-realestate.com](mailto:sales@vivi-realestate.com) | Web: [www.vivi-realestate.com](http://www.vivi-realestate.com)