



# Semi-Detached House in Marbella

Price **€ 1,395,000**

Bedrooms	5
Bathrooms	2
Build Size	288 m <sup>2</sup>
Terrace	88 m <sup>2</sup>
Plot Size	1001 m <sup>2</sup>

## SETTING

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

## ORIENTATION

- ✓ East

## CONDITION

- ✓ Good

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ U/F Heating

## VIEWS

- ✓ Mountain
- ✓ Garden
- ✓ Golf
- ✓ Pool
- ✓ Panoramic

## FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Paddle Tennis
- ✓ Marble Flooring
- ✓ Fiber Optic
- ✓ Fitted Wardrobes
- ✓ Satellite TV
- ✓ Storage Room
- ✓ Double Glazing
- ✓ Near Transport
- ✓ WiFi
- ✓ Utility Room
- ✓ Near Church

## FURNITURE

- ✓ Optional

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal
- ✓ Private

## SECURITY

- ✓ Entry Phone
- ✓ Alarm System

## PARKING

- ✓ Garage
- ✓ Covered
- ✓ Private

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Gas

## CATEGORY

- ✓ Golf
  - ✓ Resale
- 

### Frontline Golf Semi-Detached Villa in Nueva Andalucía with Private Garden and La Concha Views

Located in the heart of Nueva Andalucía's prestigious Golf Valley, this bright and spacious frontline golf semi-detached villa offers privacy, generous living spaces, and beautiful views of La Concha mountain.

The property is part of an exclusive and peaceful community of only four homes, surrounded by extensive landscaped gardens and a large communal swimming pool.

Set on a private plot of 625 m<sup>2</sup>, the villa offers 288 m<sup>2</sup> of built area distributed over three levels.

#### Main Features

- 5 bedrooms
- 2 bathrooms
- 2 toilets
- Utility room
- 4 large terraces
- Private double garage (38 m<sup>2</sup>)
- Private garden
- Frontline golf position
- Double-glazed windows
- La Concha mountain views

#### Ground Floor

The main level features a bright 47 m<sup>2</sup> living and dining area with large double-glazed windows allowing abundant natural light throughout the day. The living room opens directly onto two spacious covered terraces, ideal for outdoor dining and entertaining.

This floor also includes a fully equipped kitchen, guest toilet, utility room, and a double garage.

#### First Floor

The upper level comprises a spacious master suite with an en-suite bathroom, walk-in wardrobe, and direct access to a private terrace.

Additionally, there are two further bedrooms, one of which enjoys access to a terrace, as well as a bathroom and a separate WC.

#### Basement Level

The lower level offers two additional bedrooms together with a large open-plan area that can easily be adapted as a cinema room, games room, gym, office, or entertainment space according to the new owner's needs.

#### Location

The villa enjoys an excellent location in Nueva Andalucía, one of Marbella's most sought-after residential areas. Within walking distance to supermarkets, restaurants, cafés, pharmacies, schools, sports facilities, and public transport connections.

Several renowned golf courses, Puerto Banús, and the beaches of Marbella are only a short drive (10 min. ) away.

A rare opportunity to acquire a spacious family home in a privileged frontline golf setting, combining tranquility, privacy, and excellent access to all amenities.

[View Property Online](#)

# GALLERY







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