

## 4 chambre Duplex à vendre dans Nueva Andalucia, Málaga

**599.000€**



### SEMI-DETACHED VILLA IN NUEVA ANDALUCÍA – PRIME LOCATION NEAR PUERTO BANÚS

Discover this elegant 4-bedroom, 5-bathroom semi-detached villa, ideally situated in one of Marbella's most sought-after areas—Nueva Andalucía. Located within a secure gated community, this property offers the perfect blend of comfort, convenience, and Mediterranean lifestyle, just minutes from world-renowned Puerto Banús, Marbella town center, and San Pedro de Alcántara.

Ideal for international families, the home is close to top-rated international and public schools, pristine beaches, golf courses, and high-end shopping and dining destinations.

#### Key Features:

**Elegant Living Spaces:** Spacious open-plan living and dining area with a cozy fireplace, flowing seamlessly onto a west-facing terrace—perfect for enjoying the warm Andalusian sunsets.

**Versatile Kitchen:** Bright, partially fitted kitchen with a serving hatch (option to convert into an open-plan design).

**Private Guest Apartment:** Self-contained basement suite with double bedroom, bathroom, kitchen/utility area, and direct garage access—ideal for guests, staff, or rental income.

**Comfortable Bedrooms:** Three en-suite double bedrooms on the upper floor, each with air conditioning and Juliet balconies, plus built-in wardrobes and extra storage.

**Panoramic Rooftop Solarium:** Enjoy breathtaking sea and mountain views from the private rooftop terrace, complete with a separate multi-use room and outdoor shower—ideal for sunbathing, entertaining, or a private office.

**Outdoor Living:** Well-maintained front and side gardens (maintained by the community), private driveway, and

 4 chambres

 5 salles de bains

 233m<sup>2</sup> Taille de construction

 20m<sup>2</sup> Taille de la parcelle

 Piscine