## Sales - House - Marbella

# 830.000€

**Marbella** **House**

 **3**  **4**  **130 m2**

SEMI-DETACHED HOUSE WITH PRIVATE POOL NEXT TO PUERTO BANÚS, MARBELLA Exclusive contemporary semi-detached house with private pool in Nueva Andalucía, next to Puerto Banús, Marbella. Discover this spectacular three-level semi-detached house, completely renovated with high-quality materials and an elegant contemporary design. Located in one of the most exclusive areas of Marbella, next to Puerto Banús, Nueva Andalucía, and the Real Club de Pádel El Rodeo, this property offers the perfect balance of luxury, comfort, and location. The house features three spacious bedrooms and four bathrooms, functionally distributed to offer maximum comfort. The bright living area features a modern, fully equipped open-plan kitchen integrated with a spacious living-dining room, creating a sophisticated and inviting atmosphere that opens onto the garden and private pool. Outside, the property boasts a lovely private garden with a magnificent heated pool, ideal for enjoying the Costa del Sol's excellent climate year-round. It also includes a secure, enclosed parking space for added safety and convenience. The complete renovation has been carried out with top-of-the-line finishes, incorporating the latest design trends and high-end materials, resulting in a modern, elegant home that is ready to move into. Its prime location provides easy access to Puerto Banús, prestigious golf courses, international schools, restaurants, beaches, and all amenities, making it an excellent option as a primary residence, second home, or investment. Main features: Semi-detached house on 3 levels. 3 bedrooms (1 with a sloping ceiling) - Large walk-in closet in the master bedroom. 4 bathrooms. (3 full bathrooms and 1 guest toilet) Open-plan kitchen integrated into the living room. Completely renovated with luxury finishes. Modern and contemporary design. Private garden. Private heated swimming pool. Enclosed parking space. Prime location next to Puerto Banús, Nueva Andalucía, and the Real Club de Pádel El Rodeíto. Don't hesitate to call us to arrange a viewing; you'll be amazed!

**Setting**
- ✔ Commercial Area
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina
- ✔ Urbanisation

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

**Views**
- ✔ Mountain Views
- ✔ Garden Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Gym
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Restaurant On Site

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden

**Security**
- ✔ Electric Blinds
- ✔ Entry Phone
- ✔ Alarm System
- ✔ Safe

**Parking**
- ✔ Garage
- ✔ Private Parking

**Category**
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Contemporary

















































































