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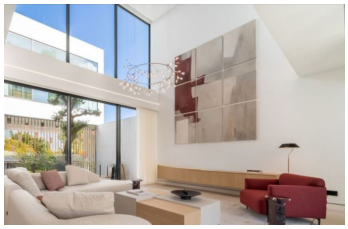

Semi-Detached House in Nueva Andalucía

Bedrooms	**3**	Bathrooms	**4**	Built	**415m2**	Plot	**703m2**

R5350306	**Semi-Detached House**	**Nueva Andalucía**	**5.950.000€**

Contemporary Semi-Detached Villa in Atalaya Río Verde Located in the prestigious Atalaya Río Verde community, this exceptional semi-detached villa combines contemporary design, premium finishes, and a superb location in one of Nueva Andalucía's most desirable residential areas. Just minutes from top golf courses, beaches, fine dining, Puerto Banús, and Aloha College, it offers an ideal balance of privacy, comfort, and convenience. Completed in December 2023, the property spans 703 m² built, including 415 m² of interior living space, 288 m² of terraces, and a 92 m² private garden. Spread over four levels, connected by both staircase and private lift, the home is designed to maximize natural light and create a seamless indoor-outdoor lifestyle. The entrance opens into an elegant hallway with water features, leading to a spacious open-plan living and dining area framed by floor-to-ceiling windows and extending onto a generous terrace. The designer kitchen, equipped with Gaggenau appliances, blends sleek aesthetics with practical functionality. An interior patio with a mature olive tree adds warmth and character to the living space. The first floor features three en-suite bedrooms with oak flooring, Porcelanosa marble finishes, and abundant natural light, including a luxurious principal suite with walk-in wardrobe and open views. The lower level offers a fourth bedroom and a private cinema, adding versatility and comfort for family living or entertaining. Crowning the villa is a stunning rooftop solarium with a swimming

pool, outdoor kitchen, and open-air cinema, enjoying panoramic views of the Mediterranean, La Concha, and the surrounding landscape. Fully ?furnished ?and ?decorated, ?with ?a private garage ?for ?three cars, security, communal pool, ?and landscaped ?gardens, this ?property ?represents a turnkey residence ?in ?one ?of ?Marbella's ?most ?sought-after ?locations.

Covered Terrace	Covered Terrace	Double Glazing
Fitted Wardrobes	Gym	Lift
Near Transport	Private Terrace	Solarium
Storage Room	WiFi	