



## Semi-Detached House for sale in Nueva Andalucía, Marbella

655,000 €

Reference: R5129914 Bedrooms: 4 Bathrooms: 4 Plot Size: 262m<sup>2</sup> Build Size: 191m<sup>2</sup> Terrace: 45m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Located in the prestigious Condes de Iza area of Nueva Andalucía, Marbella, this modern semi-detached house is a perfect choice for comfortable living on the Costa del Sol. The property combines stylish architecture, functionality, and proximity to all necessary infrastructure — including shops, schools, golf courses, the beach, and Marbella's city center. The gated community offers a high level of security with video surveillance. The house has a built area of 191 m<sup>2</sup> and sits on a private plot of 262 m<sup>2</sup>. The layout includes four spacious bedrooms and three full bathrooms. The interior features high-quality materials such as marble floors, a fully equipped modern kitchen, and a cozy living room with a fireplace. Each room is fitted with individual air conditioning units. The home is fully furnished and in brand-new condition, ready to move in. In addition to the main rooms, the house includes several extra spaces: a laundry room, guest bedroom, private cinema, a generous 45 m<sup>2</sup> terrace, solarium, and balconies with panoramic views. There is also a home office, basement, and a staff room. The terraces offer partial sea views, mountain views, and overlook the lush communal garden and swimming pool, which residents may enjoy. Highlights include built-in wardrobes, an alarm system, storage areas, and smart zoning that makes this home ideal for both permanent living and investment. This property offers a perfect blend of tranquility and access to urban amenities — ideal for families or those seeking space and comfort in one of Marbella's most exclusive neighborhoods. Available for rent from September 1st. Rental terms: 6 months' rent in advance + 2 months' security deposit.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Marble Flooring  
Double Glazing  
WiFi  
Barbeque  
Basement  
Fiber Optic

### Views

Garden Views

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

North East

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools  
Town

### Furniture

Fully Furnished

### Security

Gated Complex

### Category

Investment  
Luxury  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Private