



**Property type :** Semi-detached house

**Location :** Puerto Banús

**Bedrooms :** 4

**Bathrooms :** 4

**Swimming pool :** Communal

**Garden :** Private

**Orientation :** South

**Views :** Sea views

**Parking :** 1 underground parking

**House area :** 374 m<sup>2</sup>

**Plot area :** 152 m<sup>2</sup>

- |                   |                   |                    |
|-------------------|-------------------|--------------------|
| ✓ Towels          | ✓ Heated pool     | ✓ Close to sea     |
| ✓ gated complex   | ✓ near transport  | ✓ ensuite bathroom |
| ✓ Handicap access | ✓ Gymnasium       | ✓ Fitted wardrobes |
| ✓ Fireplace       | ✓ Central heating | ✓ Lift             |
| ✓ Utility room    | ✓ Terrace         | ✓ White goods      |
| ✓ Not furnished   | ✓ Airconditioning | ✓ Barbecue         |



This luxury project is a totally innovative residential concept, where the residents can enjoy the independence provided by a "Vila", while having the benefits of the services and facilities offered by the community.

The residential is completely gated and private, counting with a spectacular entrance, which gives access to 6 impressive "Vilas" with state-of-the-art design. Within the entrance we can find the reception and the security guard post.

The extensive outdoor spaces and gardens around the "Vilas", give way to a new concept of swimming pool of almost 180 m2 plus a 36 m2 children's pool, both with chlorination water treatment.

It perfectly blends the benefits provided by a house with the comforts offered by a residential complex.

The residential is compound of 6 three bedrooms "Vilas" (4 semidetached and 2 attached), with total built areas from 673 m2, plus the private gardens and exteriors of more than 152 m2. Each of the houses counts with parking spaces for 4 cars within the communal underground parking area.

Due to its orientation and position, the entire complex enjoys natural light most of the day, and the "Vilas" are completely filled of luminosity through its incredible windows as well as through the "Central courtyard". It is also a fact that the residents will be able to enjoy the most incredible sunrises and sunsets from the spacious terraces. It is simply the meeting point between urban and nature, comfort and sophistication, tranquillity and the most exquisite services and leisure, and much more ...

With just 6 units, the complex is an intimate community centrally located between Marbella and Puerto Banús, in the established urbanization "Atalaya de Río Verde". A really special location just steps away from the most exquisite amenities and services offered by Marbella.

The complex is synonymous with "LOCATION", with a unique position in Marbella, next door to the most exclusive services, restaurants, beach clubs, beaches, golf courses, shopping centres, schools, etc ...

