



## Detached Villa for sale in Nueva Andalucía, Marbella

2,650,000 €

Reference: R4930015 Bedrooms: 5 Bathrooms: 5 Plot Size: 400m<sup>2</sup> Build Size: 287m<sup>2</sup> Terrace: 100m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

This unique new built (under construction) contemporary villa in concrete style provides the ultimate luxury open plan living. Located in the beautiful heart of Nueva Andalucía just a minute away from Puerto Banus, walking distance to shops and to the Puerto Banus and short driving distance from Marbella center and San Pedro.

Designed across 4 floors, all accessible through the private elevator, the property offers 5 bedrooms and 5 bathrooms each with an outdoor terrace. Entrance level boasts of a large and spacious parking level for 4+2 cars with double height ceilings and a 2 bedrooms guest apartment + a studio with bathroom on street level.

Welcoming exteriors include a manicured garden which surrounds the entrance and main entrance with water heated pool, cozy lounge areas, an outdoor dining area completed with its own outdoor kitchen and BBQ area for al fresco dining and fire place with chill out area.

On the second floor you will find a 2 en-suite bedrooms and a hanging gallery, with ultra high ceiling overlooking the impressive living area. The generous master suite is completed with a walk-in shower, stand alone bath and an expansive walk-in wardrobe.

A large outdoor sun terrace overlooks the pool and garden with access to the roof terrace. An expansive area with 3 separate terraces, giving you even more options for sunbathing and dining, while enjoying the breathtaking Sea and Mountain and landscape views.

construction progress: 85%

Construction will be finished end of May 2025



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Barbeque  
WiFi  
Gym  
Fiber Optic  
Near Church  
Jacuzzi  
Solarium  
Guest Apartment  
Basement  
Staff Accommodation  
Sauna  
Games Room  
Domotics  
Access for people with reduced mobility  
Bar  
Day Care  
Near Mosque

### Views

Sea  
Mountain  
Panoramic  
Country  
Garden  
Pool  
Urban  
Street  
Courtyard  
Golf  
Forest

### Pool

Heated  
Private

### Garden

Private

### Orientation

South  
South East  
South West

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Close To Marina  
Close To Forest

### Furniture

Fully Furnished

### Security

24 Hour Security

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C  
Fireplace  
U/F Heating  
U/F/H Bathrooms  
Central Heating

### Condition

Good  
Excellent  
Recently Renovated  
New Construction

### Kitchen

Fully Fitted

### Parking

Underground

Landscaped	Alarm System	Garage
Easy Maintenance	Electric Blinds	Private
	Entry Phone	More Than One
	Safe	Communal
		Covered
		Open
		Street
<b>Utilities</b>	<b>Category</b>	
Electricity	Holiday Homes	
Drinkable Water	Investment	
Photovoltaic solar panels	Luxury	
Solar water heating	Contemporary	
Telephone		
Gas		