HI HOMES

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Detached Villa for sale in Nueva Andalucía, Marbella

3,750,000 €

Reference: R5232193 **Bedrooms:** 3 **Bathrooms:** 4 **Plot Size:** 400m^2 **Build Size:** 290m^2 **Terrace:** 340m^2











Costa del Sol, Nueva Andalucía

Introducing Villa Air, a stunning contemporary home – Available for Long-term/ season rental up to 11 months

Located in one of the most sought-after areas of Nueva Andalucía, this residence is designed with a modern open-plan concept and exceptional attention to detail, offering luxury, comfort, and amazing open panoramic sea views, just minutes from Puerto Banús and close to all amenities.

Spread across three floors, the villa features 3 elegant bedrooms and 4 stylish bathrooms. The property includes a dedicated space prepared for a future elevator installation (no elevator installed yet), ensuring long-term convenience and accessibility.

The open living areas are enhanced by impressive high ceilings, creating a bright and airy atmosphere throughout. Large floor-to-ceiling windows frame the surrounding landscape and provide seamless indoor-outdoor living with spectacular sea views.

The exterior is designed for relaxation and entertaining, featuring a private pool currently under construction, sunbathing areas, and a fully equipped BBQ zone perfect for gatherings.
The property also offers parking space for up to 8 cars within the premises.
A highlight of the home is the rooftop terrace, providing breathtaking panoramic sea views and an exceptional setting for outdoor living and sunset entertaining.

With its prime position in Nueva Andalucía, modern architecture, and spectacular views, Villa Air offers an exceptional opportunity to enjoy a state-of-the-art home just moments from beaches, golf courses, and the vibrant lifestyle of Puerto Banús.

Rental Conditions:
- Security deposit: 2 months' rent
- 1 months agency fee
- Rental term: Season rental & longterm available up to 11 months

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Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Lift	South East	Pre Installed A/C
Near Transport	South West	Hot A/C
Private Terrace		Fireplace
Satellite TV		U/F Heating
Storage Room		U/F/H Bathrooms
Ensuite Bathroom		Central Heating
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Utility Room		
Barbeque		
WiFi		
Gym		
Fiber Optic		
Near Church		
Jacuzzi		
Solarium		
Guest Apartment		
Basement		
Staff Accommodation		
Sauna		
Games Room		
Domotics		
Restaurant On Site		
Access for people with reduced mobility		
Bar		
Day Care		
Near Mosque		

Views	Setting	Condition
Sea	Commercial Area	Excellent
Mountain	Close To Golf	New Construction
Panoramic	Close To Port	
Country	Close To Sea	
Garden	Close To Shops	
Pool	Close To Town	
Urban	Close To Schools	
Street	Town	
Courtyard	Close To Marina	
Golf	Close To Forest	
Forest		

Pool	Furniture	Kitchen
Heated	Fully Furnished	Fully Fitted
Private	Part Furnished	Partially Fitted

Garden
Private
Easy Maintenance

Security
24 Hour Security
Alarm System
Electric Blinds
Entry Phone
Safe

Parking
Underground
Garage
Private
More Than One
Communal
Covered
Street

Utilities
Electricity
Drinkable Water
Photovoltaic solar panels
Solar water heating
Telephone
Gas

Category
Holiday Homes
Investment
Luxury
Contemporary