HI HOMES

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Detached Villa for sale in Nueva Andalucía, Marbella

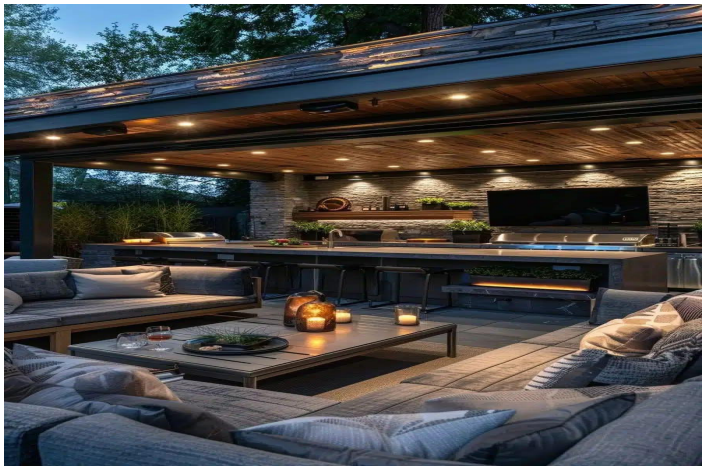
2,850,000 €

Reference: R5318293 **Bedrooms:** 4 **Bathrooms:** 4 **Plot Size:** 1,237m^2 **Build Size:** 360m^2 **Terrace:** 150m^2











Costa del Sol, Nueva Andalucía

Type of construction:
Detached single-family villa – Nueva Andalucía – Marbella – Very quiet area, featuring luxury villas, just a 5-minute drive from Puerto Banús and golf courses.

1.074 m² plot – South facing – Beautiful mountain views (La Concha)
360 m² built + 150 m² of terraces + covered outdoor parking for 2 cars
Swimming pool – Pool house – Garden

The project includes:
- Architectural project
- Site management and technical supervision
- Licenses, fees, and administrative management
- Aerothermal climate control system
- Solar panels for self-consumption
- Advanced home automation system
- Designer porcelain flooring and uniform high-end finishes
- Swimming pool, garden, pool house, perimeter fencing, and turnkey delivery
- Efficient climate control systems and natural insulation
- Construction with certified sustainable materials

OFF-PLAN – TURNKEY DELIVERY

This villa is an off-plan project for a contemporary luxury villa, located in one of the most beautiful and exclusive areas of the Costa del Sol: Nueva Andalucía, Marbella.

A peaceful setting just a 5-minute drive from Puerto Banús, with amenities, golf courses, restaurants, and bars; 10 minutes from the beach and 45 minutes from Málaga airport.

This elegant villa incorporates intelligent architectural elements that will appeal to the most discerning buyers.

The villa is carefully situated on a spacious 1.074 m² plot, prioritizing privacy and ensuring the best possible views.

The home offers 4 bedrooms and 5 bathrooms.

Ground floor:
Spacious living-dining room with integrated open-concept kitchen (100 m²).
3 en-suite bedrooms with bathroom and walk-in closet, 20 m² each.

First floor:
Master bedroom en-suite with bathroom and walk-in closet, 40 m² + 100 m² terrace with 2 pergolas.

Semi-basement:
Sauna, jacuzzi, bathroom, laundry room, and multi-functional room that can be used as an office, gym, cinema room, or studio.

Exterior:
Large terrace (50 m²) next to the swimming pool (ecological filtration), with stunning mountain views (La Concha), plus extensive outdoor areas.
Pool house and outdoor tropical shower.

Estimated construction time:
14 months from the start of works, with a fully approved project designed to optimize timelines, costs, and quality of finishes.

A contemporary home, highly elegant and comfortable, with a unique design, fully tailored to the client's needs.

Energy certificate: A+ (80% annual savings in energy consumption)

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Features:

Features
Near Transport
Private Terrace
Ensuite Bathroom
Fitted Wardrobes
Utility Room
Gym
Basement
Sauna
Domotics

Orientation
South

Climate Control
Cold A/C
U/F Heating

Views
Mountain
Panoramic
Garden
Pool

Setting
Beachside
Close To Golf
Close To Port
Close To Sea
Close To Marina

Condition
New Construction

Pool
Private

Kitchen
Kitchen-Lounge

Garden
Private

Security
Alarm System
Entry Phone

Parking
Private
More Than One
Covered

Utilities
Photovoltaic solar panels

Category
Luxury
Contemporary
Off Plan
New Development