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Detached Villa for sale in Nueva Andalucía, Marbella

3,450,000 €

Reference: R5330269 **Bedrooms:** 5 **Bathrooms:** 4 **Plot Size:** 400m^2 **Build Size:** 285m^2 **Terrace:** 300m^2











Costa del Sol, Nueva Andalucía

Contemporary Villa in the Heart of Nueva Andalucía

This newly built contemporary villa is a striking example of modern concrete architecture, offering refined luxury and effortless open-plan living. Ideally positioned in the heart of Nueva Andalucía, the property enjoys an unbeatable location just one minute from the world-renowned Puerto Banús and within walking distance of upscale boutiques, fine dining, and all essential amenities. Marbella town centre and San Pedro are only a short drive away, ensuring both convenience and exclusivity.

Elegant Interior Living
Distributed across three impeccably designed levels, the villa offers 2 spacious bedrooms and three luxurious bathrooms, with the possibility to create an additional bedroom or independent guest studio. The 287 m² of refined interior space is bathed in natural light, thanks to expansive floor-to-ceiling windows that blur the lines between indoor and outdoor living.

The ground floor features a sophisticated open-plan living and dining area that flows seamlessly onto generous terraces, creating the perfect setting for entertaining or relaxed family living. The state-of-the-art kitchen is fully equipped with premium appliances and integrates beautifully into the living space, offering both functionality and contemporary elegance.

The upper levels host the serene bedroom suites, each with its own en-suite bathroom. The master suite is a true sanctuary, boasting a luxurious bathroom with a freestanding bathtub, walk-in rain shower, and an expansive walk-in wardrobe. Throughout the villa, underfloor heating and integrated air conditioning ensure year-round comfort in every room.

Refined Outdoor Spaces
The outdoor areas are designed to elevate the Mediterranean lifestyle. A sun-drenched 100 m² south-facing terrace offers multiple lounge and dining areas, ideal for both relaxation and entertaining. The heated swimming pool, complemented by a stylish outdoor kitchen and BBQ area, is surrounded by elegant chill-out zones that invite you to enjoy long days and evenings outdoors.

Set on a 400 m² landscaped plot, the villa offers maximum privacy with low-maintenance gardens, perfectly balancing luxury and practicality.

Parking & Convenience
Private garage for up to 4 vehicles
Additional carport with space for 2 cars

This exceptional villa represents a rare opportunity to own a contemporary luxury residence in one of Marbella's most sought-after locations, combining architectural elegance, premium finishes, and an unrivalled lifestyle.

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Features:

Features
Covered Terrace
Lift
Near Transport
Private Terrace
Satellite TV
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
Restaurant On Site
Guest House
Access for people with reduced mobility
Bar
Day Care
Near Mosque

Orientation
East
South
West
South East
South West

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

Views
Sea
Mountain
Panoramic
Country
Garden
Pool
Urban
Street
Courtyard
Golf
Forest

Setting
Commercial Area
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

Condition
Excellent
Recently Renovated
New Construction

Pool
Heated
Private

Furniture
Fully Furnished

Kitchen
Fully Fitted

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Garden
Private
Landscaped
Easy Maintenance

Security
24 Hour Security
Alarm System
Electric Blinds
Entry Phone
Safe

Parking
Underground
Garage
Private
More Than One
Communal
Covered
Open
Street

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

Category
Holiday Homes
Investment
Luxury
Contemporary
With Planning Permission