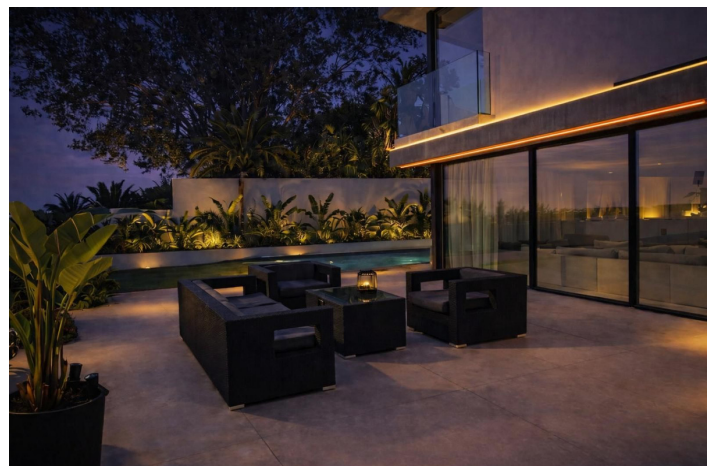




Detached Villa for sale in Nueva Andalucía, Marbella

3,450,000 €

Reference: R5330269 Bedrooms: 2 Bathrooms: 3 Plot Size: 400m² Build Size: 285m² Terrace: 300m²





Costa del Sol, Nueva Andalucía

Rental Conditions

- Monthly rent: €15.000
- Security deposit: 2 months' rent
- Upfront payment required
- Rental term: Monthly rental available for up to 11 months/ season rental

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.



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
 Restaurant On Site
 Guest House
 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
 Room for Pool
 Private

Orientation

East
 South
 South East
 South West

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

Furniture

Fully Furnished

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

Excellent
 Recently Renovated
 New Construction

Kitchen

Fully Fitted



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