



## Detached Villa for sale in Nueva Andalucía, Marbella

4 950 000 €

ванная комната:

Ссылка: R5105161 спальни: 5 5 Размер участка: 1 950m<sup>2</sup> Размер сборки: 444m<sup>2</sup> терраса: 300m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Located in one of Marbella's most sought-after residential areas, this five-bedroom, five-bathroom villa offers panoramic, frontal views of the Mediterranean Sea, La Concha mountain, and Puerto Banús. Positioned on a 1,950 m<sup>2</sup> plot, the property includes 444 m<sup>2</sup> of interior space and more than 300 m<sup>2</sup> of terraces, designed to highlight volume, light, and privacy.

The architecture emphasizes clean lines and openness. Large windows in main living areas and bedrooms fill the home with natural light while capturing the sea and mountain views from multiple vantage points. Living and dining areas are arranged to establish visual clarity while connecting directly to the outdoor terraces.

The kitchen features integrated appliances and minimalist cabinetry, blending functionality with a streamlined aesthetic. The primary suite includes a tailored dressing area, en-suite bathroom, and access to a private terrace with full southern exposure and uninterrupted views.

The remaining bedrooms, each with en-suite bathrooms, are distributed to ensure privacy. Multi-level terraces offer shaded lounges, open-air dining, and an infinity-edge pool oriented toward the sea. The overall design maintains clear sightlines, with every space feeling connected to the natural setting.

Exterior materials include natural stone and textured finishes that harmonize with the landscape. The terrace is carefully landscaped to preserve both open views and seclusion.

Just minutes from international schools, renowned golf clubs, and the marina of Puerto Banús, this residence combines architectural simplicity with frontal views, natural light, and a private setting.

### Property Highlights

- Panoramic frontal views of the Mediterranean Sea, La Concha mountain, and Puerto Banús
- 1,950 m<sup>2</sup> plot with 444 m<sup>2</sup> of interior living space and 300 m<sup>2</sup> of terraces
- Five bedrooms, each with en-suite bathrooms
- Large windows throughout providing natural light and visual connection to the surroundings
- Open-plan living and dining areas with direct access to outdoor spaces
- Infinity-edge pool oriented for unobstructed southern views
- Multi-level terraces for outdoor dining, lounging, and entertaining
- Natural stone and refined exterior finishes
- Located minutes from international schools, golf clubs, and the Puerto Banús marina



## Характеристики:

### Функции

Покрытая терраса  
Рядом с транспортом  
Частная терраса  
Хранилище  
Двойное остекление  
Приспособленные шкафы  
Барбекю

### Виды

Море  
Гора  
Панорамный  
Страна  
Сад

### Бассейн

Частный бассейн

### Стоянка

Частный

### Ориентация

Юг

### Параметр

Рядом с гольфом  
Рядом с магазинами  
Рядом с городом  
Рядом с школами

### Мебель

Полностью меблирован

### Категория

Роскошь

### Климат -контроль

Кондиционер  
Камин

### Состояние

Отличный  
Недавно отремонтирован

### Сад

Частный сад