



## Detached Villa for sale in Nueva Andalucía, Marbella

**3,450,000 €**

Reference: R5076844 Bedrooms: 4 Bathrooms: 5 Plot Size: 400m<sup>2</sup> Build Size: 268m<sup>2</sup> Terrace: 100m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

This unique new built (under construction) contemporary villa in concrete style provides the ultimate luxury open plan living. Located in the beautiful heart of Nueva Andalucia just a minute away from Puerto Banus, walking distance to shops and to the Puerto Banus and short driving distance from Marbella center and San Pedro. Designed across 4 floors, all accessible through the private elevator, the property offers 4 bedrooms and 5 bathrooms each with an outdoor terrace. Entrance level boasts of a large and spacious parking level for 4+2 cars with double height ceilings and a 2 bedrooms guest apartment + a studio with bathroom on street level. Welcoming exteriors include a manicured garden which surrounds the entrance and main entrance with water heated pool, cozy lounge areas, an outdoor dining area completed with its own outdoor kitchen and BBQ area for al fresco dining and fire place with chill out area. On the second floor you will find a 2 en-suite bedrooms and a hanging gallery, with ultra high ceiling downlooking the impressive living area. The generous master suite is completed with a walk-in shower, stand alone bath and an expansive walk-in wardrobe. A large outdoor sun terrace overlooks the pool and garden with access to the roof terrace. An expansive area with 3 separate terraces, giving you even more options for sunbathing and dining, while enjoying the breathtaking Sea and Mountain and landscape views. construction progress: 85% Construction will be finished end of May 2025





## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Gym  
Sauna  
Games Room  
Guest Apartment  
Utility Room  
Jacuzzi  
Bar  
Barbeque  
Domotics  
Day Care  
Near Mosque  
Staff Accommodation  
Near Church  
Basement  
Fiber Optic  
Access for people with reduced mobility

### Views

Sea  
Mountain  
Panoramic  
Country  
Garden  
Pool  
Golf  
Courtyard  
Urban  
Forest  
Street

### Pool

Heated  
Private Pool  
Garden

### Orientation

South  
South East  
South West

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Close To Forest  
Close To Marina

### Furniture

Fully Furnished  
Part Furnished  
Security

### Climate Control

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

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted  
Partially Fitted  
Parking



Private Garden  
Easy Maintenance

24 Hour Security  
Alarm System  
Electric Blinds  
Entry Phone  
Safe

Garage  
Private  
Street  
More Than One

**Utilities**

Electricity  
Drinkable Water  
Photovoltaic solar panels  
Solar water heating

**Category**

Holiday Homes  
Investment  
Luxury  
Contemporary