



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

### Pool

Heated  
 Private  
 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 Build

### Kitchen

Fully Fitted  
 Partially Fitted

### Parking





Private  
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