



Detached Villa for sale in Nueva Andalucía, Marbella

3,500,000 €

 $\textbf{Reference: } R5236063 \quad \textbf{Bedrooms: } 3 \quad \textbf{Bathrooms: } 4 \quad \textbf{Plot Size: } 400 \text{m}^2 \quad \textbf{Build Size: } 287 \text{m}^2 \quad \textbf{Terrace: } 100 \text{m}^2$















Costa del Sol, Nueva Andalucía

This newly built (under construction) contemporary villa in modern concrete style offers luxurious open-plan living at its finest. Located in the heart of Nueva Andalucía, just one minute from Puerto Banús and within walking distance to shops and the marina. Marbella town centre and San Pedro are only a short drive away. Spread across 3 floors, this villa features 3 bedrooms and 4 bathrooms, perfectly designed for comfortable living and hosting. The modern interior space blends seamlessly into a bright and open layout, enhanced by large floor-to-ceiling windows that connect the interior with the outdoor areas. Interior The ground floor welcomes you with a spacious open-plan living and dining area that flows naturally onto the large terraces. The fully equipped modern kitchen integrates perfectly into the living space, creating an inviting atmosphere for cooking, entertaining, and relaxing. The upper floors host the bedrooms, each with its own en-suite bathroom. The master bedroom offers a luxurious bathroom featuring a walk-in shower, freestanding bathtub, and a generous walk-in wardrobe. Exterior The beautifully designed outdoor areas are one of the villa's main highlights: A sun-filled terrace runs along the south side of the house, offering multiple lounge and dining spaces. A heated swimming pool, a stylish outdoor kitchen with BBQ, and several chill-out zones create the ideal setting for enjoying the Mediterranean lifestyle. The plot is landscaped for easy maintenance while ensuring maximum privacy.





Features:

Climate Control Features Views Covered Terrace Pre Installed A/C Sea Views Lift Cold A/C Mountain Hot A/C **Panoramic Near Transport Private Terrace** Garden Fireplace Pool Storage Room **Central Heating Ensuite Bathroom U/F** Heating **Forest**

U/F/H Bathrooms

Double Glazing
Fitted Wardrobes

Solarium WiFi Gym Sauna

Games Room Utility Room

Jacuzzi Bar

Barbeque Near Church Basement Fiber Optic

Access for people with reduced

mobility

SettingConditionPoolClose To GolfNew BuildHeatedClose To PortPrivate

Close To Sea Close To Shops Close To Town Close To Schools

Town

Close To Forest Close To Marina

Kitchen Garden Security

Fully Fitted Private 24 Hour Security

Landscaped Alarm System
Easy Maintenance Electric Blinds
Entry Phone

Safe

Parking Utilities Category

Underground Photovoltaic solar panels New Development

Garage Solar water heating

Private

More Than One