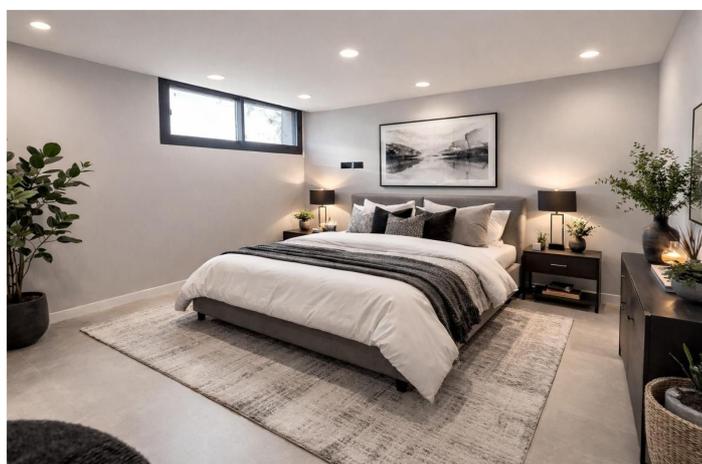




# Villa - Chalet en venta en Nueva Andalucía, Marbella

3.750.000 €

Referencia: R5232193    Dormitorios: 4    Baños: 4    Terreno: 400m<sup>2</sup>    Construido: 290m<sup>2</sup>    Terraza: 340m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Introducing Villa Air, a stunning contemporary home currently under construction – Completion March 2026 – Available for Long-term/ season rental up to 11 months.

Located in one of the most sought-after areas of Nueva Andalucía, this residence is designed with a modern open-plan concept and exceptional attention to detail, offering luxury, comfort, and amazing open panoramic sea views, just minutes from Puerto Banús and close to all amenities.

Spread across three floors, the villa features 4 elegant bedrooms and 4 stylish bathrooms. The property includes a dedicated space prepared for a future elevator installation (no elevator installed yet), ensuring long-term convenience and accessibility.

The open living areas are enhanced by impressive high ceilings, creating a bright and airy atmosphere throughout. Large floor-to-ceiling windows frame the surrounding landscape and provide seamless indoor-outdoor living with spectacular sea views.

The exterior is designed for relaxation and entertaining, featuring a private pool currently under construction, sunbathing areas, and a fully equipped BBQ zone perfect for gatherings.

The property also offers parking space for up to 8 cars within the premises.

A highlight of the home is the rooftop terrace, providing breathtaking panoramic sea views and an exceptional setting for outdoor living and sunset entertaining.

With its prime position in Nueva Andalucía, modern architecture, and spectacular views, Villa Air offers an exceptional opportunity to enjoy a state-of-the-art home just moments from beaches, golf courses, and the vibrant lifestyle of Puerto Banús.

Rental conditions:

Duration: 3 – 11 months

Security deposit: 2 months

Agency fee: 1 month's rent



## Características:

### Características

Terraza Cubierta  
Ascensor  
Cerca de Transporte  
Terraza Privada  
TV Satélite  
Trastero - Almacén  
Baño En-Suite  
Suelos de Mármol  
Doble acristalamiento  
Armarios Empotrados  
Solario  
WiFi  
Gimnasio  
Sauna  
Sala de Juegos  
Aptmnt. Huéspedes  
Lavadero  
Jacuzzi  
Bar  
Barbacoa  
Domotica  
Restaurant  
Day Care  
Cerca de la Mezquita  
Alojamiento del personal  
Cerca de una Iglesia  
Sótano  
Fibra óptica  
Access for people with reduced mobility

### Vistas

Vistas al Mar  
Vistas a Montaña  
Vistas Panorámicas  
Vistas al Campo  
Vistas a Jardín  
Vistas a Piscina  
Vistas a Golf  
Vistas a Patio  
Vistas Urbanas  
Vistas a Bosques  
Vistas a Calle

### Piscina

Con Calefacción

### Orientación

Sur  
Orientación Sureste  
Orientación Suroeste

### Posición

Área Comercial  
Cerca de Golf  
Cerca de Puerto  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Cuidad  
Cerca de Colegios  
Ciudad  
Cerca de los Bosques  
Cerca de Marina

### Muebles

Completamente Amueblada

### Climatización

Aire Acondicionado  
A/A Preinstalado  
A/A Caliente  
Chimenea  
Calefacción Central.  
Suelo Radiante  
Baño

### Estado

Excelente estado de conservación  
Nueva Construcción

### Cocina

Cocina Equipada



Piscina Privada

**Jardín**

Jardín Privado

Jardín de fácil mantenimiento

Parcialmente Amueblada

**Seguridad**

Seguridad de 24 horas

Alarma

Persianas Eléctricas

Portero Automático

Caja fuerte

Cocina Parcialmente Equipada

**Aparcamiento**

Párking Subterráneo

Garaje

Párking Privado

Párking Cubierto

Párking en Calle

Párking Comunitario

More Than One

**Servicios Públicos**

Electricidad

Agua Potable

Teléfono

Gas

Paneles solares fotovoltaicos

Paneles Solares Térmicas

**Categoría**

Casas de vacaciones

Inversion

Lujo

Contemporáneo