



## Abstandsvilla zum Verkauf in Nueva Andalucía, Marbella

3.450.000 €

Referenz: R5330269 Schlafzimmer: 3 Badezimmer: 3 Grundstücksgröße: 400m<sup>2</sup> Garten: 287m<sup>2</sup> Terrasse: 100m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

### Rental Conditions

- Monthly rent: €12,000
- Security deposit: 2 months' rent
- Upfront payment required
- Rental term: Monthly rental available for up to 11 months

### Contemporary Villa in the Heart of Nueva Andalucía

This newly built contemporary villa is a striking example of modern concrete architecture, offering refined luxury and effortless open-plan living. Ideally positioned in the heart of Nueva Andalucía, the property enjoys an unbeatable location just one minute from the world-renowned Puerto Banús and within walking distance of upscale boutiques, fine dining, and all essential amenities. Marbella town centre and San Pedro are only a short drive away, ensuring both convenience and exclusivity.

### Elegant Interior Living

Distributed across three impeccably designed levels, the villa offers 2 spacious bedrooms and three luxurious bathrooms, with the possibility to create an additional bedroom or independent guest studio. The 287 m<sup>2</sup> of refined interior space is bathed in natural light, thanks to expansive floor-to-ceiling windows that blur the lines between indoor and outdoor living.

The ground floor features a sophisticated open-plan living and dining area that flows seamlessly onto generous terraces, creating the perfect setting for entertaining or relaxed family living. The state-of-the-art kitchen is fully equipped with premium appliances and integrates beautifully into the living space, offering both functionality and contemporary elegance.

The upper levels host the serene bedroom suites, each with its own en-suite bathroom. The master suite is a true sanctuary, boasting a luxurious bathroom with a freestanding bathtub, walk-in rain shower, and an expansive walk-in wardrobe. Throughout the villa, underfloor heating and integrated air conditioning ensure year-round comfort in every room.

### Refined Outdoor Spaces

The outdoor areas are designed to elevate the Mediterranean lifestyle. A sun-drenched 100 m<sup>2</sup> south-facing terrace offers multiple lounge and dining areas, ideal for both relaxation and entertaining. The heated swimming pool, complemented by a stylish outdoor kitchen and BBQ area, is surrounded by elegant chill-out zones that invite you to enjoy long days and evenings outdoors.

Set on a 400 m<sup>2</sup> landscaped plot, the villa offers maximum privacy with low-maintenance gardens, perfectly balancing luxury and practicality.

### Parking & Convenience

- Private garage for up to 4 vehicles
- Additional carport with space for 2 cars

This exceptional villa represents a rare opportunity to own a contemporary luxury residence in one of Marbella's most

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sought-after locations, combining architectural elegance, premium finishes, and an unrivalled lifestyle.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
In der Nähe des Transports  
Private Terrasse  
Lagerraum  
Badezimmer  
Doppelverglasung  
Einstellungsschränke  
Solarium  
W-lan  
Fitnessstudio  
Sauna  
Spielzimmer  
Gastwohnung  
Gästehaus  
Versorgungsraum  
Whirlpool  
Bar  
Grill  
Domotik  
Restaurant vor Ort  
Tagesbetreuung  
In der Nähe der Moschee  
Personalunterkunft  
In der Nähe der Kirche  
Keller  
Glasfaser  
Zugang für Menschen mit reduzierter

### Mobilität

### Ansichten

Meer  
Berg  
Panorama  
Land  
Garten  
Pool  
Golf  
Hof  
Urban  
Wald  
Straße

### Pool

Erhitzt  
Zimmer für den Pool

### Orientierung

Ost  
Süden  
Südost  
Südwesten

### Einstellung

Gewerbegebiet  
In der Nähe von Golf  
In der Nähe des Hafens  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen  
Stadt  
In der Nähe des Waldes  
In der Nähe von Marina

### Möbel

Voll eingerichtet

### Klimakontrolle

Klimaanlage  
Vor installierte a/c  
Kalte a/c  
Heiße A/C.  
Kamin  
Zentralheizung  
U/f Heizung  
U/f/h Badezimmer

### Zustand

Exzellent  
Kürzlich renoviert  
Neubau

### Küche

Voll ausgestattet



Privat

**Garten**

Privat

Angelegt

Einfache Wartung

**Sicherheit**

24 -Stunden -Sicherheit

Alarmanlage

Elektrische Jalousien

Eingabetelefon

Sicher

**Parken**

Unterirdisch

Garage

Privat

Bedeckt

Offen

Straße

Gemeinschaft

Mehr als eins

**Versorgungsunternehmen**

Strom

Trinkbares Wasser

Telefon

Gas

Photovoltaik -Sonnenkollektoren

Sonnenwasserheizung

**Kategorie**

Ferienhäuser

Investition

Luxus

Mit Baugenehmigung

Zeitgenössisch