



Detached Villa for sale in Nueva Andalucía, Marbella

3,450,000 €

Reference: R5330269 Bedrooms: 3 Bathrooms: 3 Plot Size: 400m² Build Size: 287m² Terrace: 100m²





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 m² 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 m² 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 m² 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.



Features:

Features

Covered Terrace
Lift
Near Transport
Private Terrace
Storage Room
Ensuite Bathroom
Double Glazing
Fitted Wardrobes
Solarium
WiFi
Gym
Sauna
Games Room
Guest Apartment
Guest House
Utility Room
Jacuzzi
Bar
Barbeque
Domotics
Restaurant On Site
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
Courtyard
Urban
Forest
Street

Pool

Heated
Room for Pool

Orientation

East
South
South East
South West

Setting

Commercial Area
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

Climate Control

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

Condition

Excellent
Recently Renovated
New Construction

Kitchen

Fully Fitted



Private Pool

Garden

Private Garden

Landscaped

Easy Maintenance

Security

24 Hour Security

Alarm System

Electric Blinds

Entry Phone

Safe

Parking

Underground

Garage

Private

Covered

Open

Street

Communal

More Than One

Utilities

Electricity

Drinkable Water

Telephone

Gas

Photovoltaic solar panels

Solar water heating

Category

Holiday Homes

Investment

Luxury

With Planning Permission

Contemporary