



Villa - Chalet en venta en Nueva Andalucía, Marbella

3.450.000 €

Referencia: R5330269 Dormitorios: 3 Baños: 3 Terreno: 400m² Construido: 287m² Terraza: 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

Sparkling Homes | +34 662 377 539 | info@sparklinghomesmarbella.es



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



Características:

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Terraza Cubierta
Ascensor
Cerca de Transporte
Terraza Privada
Trastero - Almacén
Baño En-Suite
Doble acristalamiento
Armarios Empotrados
Solario
WiFi
Gimnasio
Sauna
Sala de Juegos
Aptmnt. Huéspedes
Casa de 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
Habitación para la piscina

Orientación

Este
Sur
Orientación Sureste
Orientación Suroeste

Posición

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

Muebles

Completamente Amueblada

Climatización

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

Estado

Excelente estado de conservación
Reformado Recientemente
Nueva Construcción

Cocina

Cocina Equipada



Piscina Privada

Jardín

Jardín Privado

Jardín Paisajístico

Jardín de fácil mantenimiento

Seguridad

Seguridad de 24 horas

Alarma

Persianas Eléctricas

Portero Automático

Caja fuerte

Aparcamiento

Parking Subterráneo

Garaje

Parking Privado

Parking Cubierto

Parking Libre

Parking en Calle

Parking Comunitario

More Than One

Servicios Públicos

Electricidad

Agua Potable

Teléfono

Gas

Paneles solares fotovoltaicos

Paneles Solares Térmicas

Categoría

Casas de vacaciones

Inversion

Lujo

Con Permiso de Planificación

Contemporáneo