



Vrijstaande Villa te koop in Nueva Andalucía, Marbella

3.450.000 €

Referentie: R5330269 Slaapkamers: 3 Badkamers: 3 Plotgrootte: 400m² Perceelgrootte: 287m² Terras: 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.



Kenmerken:

Extra's

Overdekt terras
Tillen
Nabij vervoer
Privé Terras
Berging
Ensuite badkamer
Dubbele beglazing
Inbouwkasten
Zonbank
WiFi
Sportschool
Sauna
Speelzaal
Gasten appartement
Gastenverblijf
Bijkeuken
Jacuzzi
Bar
Barbecue
Domotics
Restaurant op locatie
Kinderopvang
Dicht bij moskee
Personeel accommodatie
Buurt van een kerk
Kelder
Optische vezel
Access for people with reduced mobility

Uitzicht

Zeezicht
Mountain Bekeken
Weids
Country Bekeken
Garden Views
Pool Bekeken
Golf Bekeken
binnenplaats Bekeken
Urban Bekeken
Forest Bekeken
street Views

Zwembad

verwarmd zwembad
Kamer voor zwembad

Zonorientatie

Oosten
zuiden
Zuidoost Zonoriëntatie
South West Orientation

Ligging

Commerciele omgeving
Dichtbij golfbaan
Dichtbij haven
Dichtbij zee
Dicht bij winkels
Dichtbij stad
Dichtbij scholen
Stad
Dichtbij bos
Dichtbij jachthaven

Meubilering

Volledig gemeubileerd

Klimaatbeheersing

Airconditioning
Vooraf geïnstalleerde A/C
Koude A/C
Warme A/C
Open haard
Centrale verwarming
Vloerverwarming
Vloerverwarming Badkamers

Huidige Staat

Uitstekende conditie
Onlangs gerenoveerd
Nieuwbouw

Keuken

Volledig ingerichte keuken



private Pool

Tuin

private Garden

aangelegde tuin

Makkelijk te onderhouden tuin

Beveiliging

24 -uurs beveiliging

Alarmsysteem

Elektrische rolluiken

Deurbel met intercom

Kluis

Parkeergelegenheid

ondergrondse parkeergarage
garage

private Parking

overdekte parkeerplaats

Open Parkeergelegenheid

parkeren op straat

Gemeenschappelijk Parking

More Than One

Voorzieningen

Elektriciteit

Drinkwater

Telefoon

Gas

Fotovoltaïsche zonnepanelen

Zonne-energie water verwarming

Categorie

Vakantiehuis

Investering

Luxe

Met Bouwvergunning

Modern