



**Detached Villa for sale in Nueva Andalucía, Marbella**

**3,800,000 €**

Reference: R5232193 Bedrooms: 4 Bathrooms: 4 Plot Size: 400m<sup>2</sup> Build Size: 268m<sup>2</sup> Terrace: 100m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Introducing Villa Air, a stunning contemporary home currently under construction – Completion March 2026 – Available from 15.03.2026 – Long-term 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:

Start date: 15 March 2026

Duration: 3 – 11 months

Security deposit: 2 months

Agency fee: 1 month's rent



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Barbeque  
WiFi  
Gym  
Fiber Optic  
Near Church  
Jacuzzi  
Solarium  
Guest Apartment  
Basement  
Staff Accommodation  
Sauna  
Games Room  
Domotics  
Restaurant On Site  
Access for people with reduced mobility  
Bar  
Day Care  
Near Mosque

### Views

Sea  
Mountain  
Panoramic  
Country  
Garden  
Pool  
Urban  
Street  
Courtyard  
Golf  
Forest

### Pool

Heated

### Orientation

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 Marina  
Close To Forest

### Furniture

Fully Furnished

### Climate Control

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

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted



Private  
Garden  
Private  
Easy Maintenance

Part Furnished  
Security  
24 Hour Security  
Alarm System  
Electric Blinds  
Entry Phone  
Safe

Partially Fitted  
Parking  
Underground  
Garage  
Private  
More Than One  
Communal  
Covered  
Street

**Utilities**

Electricity  
Drinkable Water  
Photovoltaic solar panels  
Solar water heating  
Telephone  
Gas

**Category**

Holiday Homes  
Investment  
Luxury  
Contemporary