



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

**3,500,000 €**

Reference: R5232199 Bedrooms: 2 Bathrooms: 3 Plot Size: 400m<sup>2</sup> Build Size: 287m<sup>2</sup> Terrace: 100m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

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

### Rental Conditions

- Monthly rent: €12,000

- Security deposit: 2 months' rent

- Upfront payment required



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- Rental term: Monthly rental available for up to 11 months



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
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  
Guest House  
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  
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 Marina  
Close To Forest

### Furniture

Fully Furnished

### Climate Control

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

### Condition

Excellent  
Recently Renovated  
New Construction

### Kitchen

Fully Fitted



Private  
**Garden**  
Private  
Landscaped  
Easy Maintenance

**Security**  
24 Hour Security  
Alarm System  
Electric Blinds  
Entry Phone  
Safe

**Parking**  
Underground  
Garage  
Private  
More Than One  
Communal  
Covered  
Open  
Street

**Utilities**  
Electricity  
Drinkable Water  
Photovoltaic solar panels  
Solar water heating  
Telephone  
Gas

**Category**  
Holiday Homes  
Investment  
Luxury  
Contemporary  
With Planning Permission