



Frittliggende villa til salg i Nueva Andalucía, Marbella

3 450 000 €

Referanse: R5330269 Soverom: 3 Bad: 3 Plottstørrelse: 400m² Bebygget areal: 287m² Terrasse: 100m²





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 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 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



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



Egenskaper:

Funksjoner

Dekket terrasse
Løfte
Nær transport
Privat terrasse
Lagerrom
Ensuite bad
Dobbeltvindu
Monterte garderober
Solarium
Wifi
Treningsstudio
Badstue
Spillrom
Gjestleilighet
Pensjonat
Verktøyrom
Jacuzzi
Bar
Grill
Domotikere
Restaurant på stedet
Barnehage
Nær moskeen
Personalinnkvartering
Nær kirken
Kjeller
Fiberoptisk
Tilgang for personer med redusert mobilitet

Utsikt

Sjø
Fjell
Panoramisk
Land
Hage
Basseng
Golf
Gårdsplass
Urban
Skog
Gate

Basseng

Oppvarmet
Rom for basseng

Orientering

Øst
Sør
Sørøst
Sørvest

Innstilling

Kommersielt område
I nærheten av golf
I nærheten av havnen
Nær sjøen
I nærheten av butikker
Nær byen
Nær skoler
By
I nærheten av skogen
Nær marina

Møbler

Fullt møblert

Klimakontroll

Klimaanlegg
Pre -installert a/c
Kald a/c
Varm a/c
Peis
Sentraloppvarming
U/f oppvarming
U/f/h bad

Betingelse

Glimrende
Nylig renovert
Nybygg

Kjøkken

Fullt montert



Privat

Hage

Privat

Anlagt

Enkelt vedlikehold

Sikkerhet

24 timers sikkerhet

Alarmsystem

Elektriske persienner

Inngangstelefon

Sikker

Parkering

Underjordisk

Garasje

Privat

Dekket

Åpne

Gate

Kommunal

Mer enn en

Verktøy

Elektrisitet

Drikkbart vann

Telefon

Gass

Fotovoltaiske solcellepaneler

Solvannsoppvarming

Kategori

Feriehus

Investering

Luksus

Med planleggingstillatelse

Samtidig