Detached Villa in Nueva Andalucía

€3,450,000

Nueva Andalucía, Málaga

Bedrooms: 5 | Bathrooms: 4 | Plot: 400 m² | Built: 285 m² | Terrace: 300 m²









Overview

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 additional bedrooms 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.

Amenities

Setting: Town, Commercial Area, Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Forest, Close To Marina

Orientation: East Facing, South East Orientation, South Facing, South West Orientation, West Facing

Condition: Excellent Condition, Recently Renovated, New Construction

Pool: Private Pool, Heated Pool

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

Views: Sea Views, Mountain Views, Golf Views, Country Views, Panoramic Views, Garden Views, Pool Views, Courtyard Views, Urban Views, Forest Views, Street Views

Features: Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, Solarium, Satellite TV, WiFi, Gym, Sauna, Games Room, Guest Apartment, Guest House, Storage Room, Utility Room, Ensuite Bathroom, Disabled Access, Jacuzzi, Bar, Barbeque, Double Glazing, Home automation / smart home, Restaurant On Site, Day Care, Near Mosque, Staff Accommodation, Near Church, Basement, Fiber Optic

Furniture: Fully Furnished

Kitchen: Fully Fitted Kitchen

Garden: Private Garden, Landscaped Garden, Easy Maintenance Garden

Security: Electric Blinds, Entry Phone, Alarm System, 24 Hour Security, Safe

Parking: Underground Parking, Garage, Covered Parking, Open Parking, Street Parking, Multiple Parking Spaces,

Communal Parking, Private Parking, EV charge point
Utilities: Electricity, Drinkable Water, Telephone, Gas, Photovoltaic solar panels, Solar water heating
Category: Holiday Homes, Investment, Luxury, With Planning Permission, Contemporary

Taxes & Fees

IBI: €600 per year
Rubbish: €180 per year

Contact

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