



## Detached Villa for sale in Nueva Andalucía, Marbella

**3,500,000 €**

Reference: R5236063   Bedrooms: 3   Bathrooms: 4   Plot Size: 400m<sup>2</sup>   Build Size: 287m<sup>2</sup>   Terrace: 100m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

This newly built (under construction) contemporary villa in modern concrete style offers luxurious open-plan living at its finest. Located in the heart of Nueva Andalucía, just one minute from Puerto Banús and within walking distance to shops and the marina. Marbella town centre and San Pedro are only a short drive away. Spread across 3 floors, this villa features 3 bedrooms and 4 bathrooms, perfectly designed for comfortable living and hosting. The modern interior space blends seamlessly into a bright and open layout, enhanced by large floor-to-ceiling windows that connect the interior with the outdoor areas.

**Interior** The ground floor welcomes you with a spacious open-plan living and dining area that flows naturally onto the large terraces. The fully equipped modern kitchen integrates perfectly into the living space, creating an inviting atmosphere for cooking, entertaining, and relaxing. The upper floors host the bedrooms, each with its own en-suite bathroom. The master bedroom offers a luxurious bathroom featuring a walk-in shower, freestanding bathtub, and a generous walk-in wardrobe.

**Exterior** The beautifully designed outdoor areas are one of the villa's main highlights: A sun-filled terrace runs along the south side of the house, offering multiple lounge and dining spaces. A heated swimming pool, a stylish outdoor kitchen with BBQ, and several chill-out zones create the ideal setting for enjoying the Mediterranean lifestyle. The plot is landscaped for easy maintenance while ensuring maximum privacy.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Gym  
Sauna  
Games Room  
Utility Room  
Jacuzzi  
Bar  
Barbeque  
Near Church  
Basement  
Fiber Optic  
Access for people with reduced mobility

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Close To Forest  
Close To Marina

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
More Than One

### Climate Control

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

### Condition

New Construction

### Garden

Private  
Landscaped  
Easy Maintenance

### Utilities

Photovoltaic solar panels  
Solar water heating

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool  
Forest

### Pool

Heated  
Private

### Security

24 Hour Security  
Alarm System  
Electric Blinds  
Entry Phone  
Safe

### Category

New Development