



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>





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## 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  
 Solarium  
 WiFi  
 Gym  
 Sauna  
 Games Room  
 Guest Apartment  
 Utility Room  
 Jacuzzi  
 Bar  
 Barbeque  
 Domotics  
 Restaurant On Site  
 Day Care  
 Near Mosque  
 Staff Accommodation  
 Near Church  
 Basement  
 Fiber Optic  
 Access for people with reduced mobility

**Orientation**

South  
 South East  
 South West

**Climate Control**

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

**Views**

Sea  
 Mountain  
 Panoramic  
 Country  
 Garden  
 Pool  
 Golf  
 Courtyard  
 Urban  
 Forest  
 Street

**Setting**

Commercial Area  
 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

**Condition**

Excellent  
 New Construction

**Pool**

Heated

**Furniture**

Fully Furnished

**Kitchen**

Fully Fitted



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# HM INVESTMENTS

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Private  
Garden  
Private  
Easy Maintenance

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

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

## Utilities

Electricity  
Drinkable Water  
Telephone  
Gas  
Photovoltaic solar panels  
Solar water heating

## Category

Holiday Homes  
Investment  
Luxury  
Contemporary