



Detached Villa for sale in Nueva Andalucía, Marbella

3,500,000 €

Reference: R5232199 Bedrooms: 2 Bathrooms: 3 Plot Size: 400m² Build Size: 287m² Terrace: 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



Features:

Features

- Covered Terrace
- Lift
- Near Transport
- Private Terrace
- Storage Room
- Ensuite Bathroom
- Double Glazing
- Fitted Wardrobes
- Solarium
- WiFi
- Gym
- Sauna
- Games Room
- Guest Apartment
- Guest House
- 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

- East
- South
- South East
- South West

Climate Control

- Air Conditioning
- Pre Installed A/C
- Cold 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
- Recently Renovated
- New Construction

Pool

- Heated
- Room for Pool

Furniture

- Fully Furnished

Kitchen

- Fully Fitted



HM INVESTMENTS

Private

Garden

Private

Landscaped

Easy Maintenance

Security

24 Hour Security

Alarm System

Electric Blinds

Entry Phone

Safe

Parking

Underground

Garage

Private

Covered

Open

Street

Communal

More Than One

Utilities

Electricity

Drinkable Water

Telephone

Gas

Photovoltaic solar panels

Solar water heating

Category

Holiday Homes

Investment

Luxury

With Planning Permission

Contemporary