

ALL IN

real estates



House in Nueva Andalucía

Bedrooms **6**

Bathrooms

5 Built

555m2

Plot

1100m2

R4862368

House

Nueva Andalucía

2.850.000€

Exclusive Contemporary Villa in a Prime Location, Golden Mile, Puerto Banus This exceptional, contemporary villa is situated in one of the most coveted locations along the stunning Golden Mile in Marbella. Nestled in the prestigious private urbanization of Atalaya de Rio Verde, the villa is a mere 15-minute stroll to the sandy beach of Puerto Banus, renowned for its luxury shopping, fine dining, and world-class marina. The villa is also within close proximity to top-tier golf courses, just a 5-minute drive to Marbella and San Pedro, and only 35 minutes to Malaga Airport. A Blend of Luxury and Comfort Designed with both modern and classic elements, this unique villa boasts a seamless flow between its tropical-inspired landscaped gardens and bright, spacious interiors. The contemporary architectural style is complemented by a hint of classical detailing on the exterior, creating a property with timeless appeal and undeniable character. The villa offers the perfect balance of modern luxury and homely warmth, with high privacy throughout, making it an ideal retreat for those seeking tranquility and exclusivity. Main Floor: Ideal for Entertaining and Relaxation The main floor features an expansive open-plan living area, flooded with natural light and offering direct access to a beautiful lounge overlooking the lush tropical gardens. Here, you'll find a private south-facing pool perfect for soaking in Marbella's sunny climate. The floor also includes a spacious, fully-equipped kitchen with high-end appliances, a guest toilet, and a large second living room that can be converted into a 7th bedroom if desired. The main

entrance is elegantly designed, welcoming you into this luxurious residence. Upper Floor: Private and Comfortable Bedrooms On the upper floor, you will find three generously sized bedrooms, each with an en-suite bathroom. These bedrooms open onto a large terrace with stunning views of the iconic La Concha mountain and partial glimpses of the Mediterranean Sea. This upper level offers both privacy and comfort, ideal for a restful retreat. Garden Floor: Versatile and Functional Space The garden floor is an expansive area offering two additional en-suite bedrooms, a large living room which can easily be transformed into a cinema room or gym, and direct access to the garden and pool area. This versatile space enhances the villa's functionality, providing room for both relaxation and entertainment. A laundry area and a spacious garage complete this floor. The garage has the potential to be extended to accommodate up to five vehicles. Private and Secure Living Set in a peaceful cul-de-sac within an exclusive residential community, the villa enjoys 24-hour security, ensuring peace of mind and ultimate privacy. The property is surrounded by meticulously maintained gardens with a private swimming pool and relaxation area, creating the perfect environment to enjoy Marbella's year-round pleasant climate. There is ample space for future enhancements, including additional bedrooms or extending the garage for more parking. Unbeatable Value This villa is priced below market value for a quick sale, offering an unparalleled opportunity for buyers seeking a luxurious property in one of the most prestigious areas of Marbella. Similar villas in the area, with comparable plot sizes, are currently on the market for over €6 million, making this property a true bargain in comparison. This opportunity is a MUST-SEE – Act Fast to Secure This Gem.

Covered Terrace
Ensuite Bathroom
Games Room
Private Terrace

Covered Terrace
Fiber Optic
Marble Flooring
Storage Room

Double Glazing
Fitted Wardrobes
Near Transport
Utility Room