

# ALL IN

## real estates



## House in Nueva Andalucía

Bedrooms

**3**

Bathrooms

**4**

Built

**287m2**

Plot

**400m2**

**R5236063**

**House**

**Nueva Andalucía**

**3.500.000€**

New Development: Prices from €3,500,000 to €3,500,000. [Bedrooms: 3] [Bathrooms: 4] [Built size: 287m2]. 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.

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