



House in Nueva Andalucía

Bedrooms

5

Bathrooms

6

Built

358m2

Plot

843m2

R5421925

House

Nueva Andalucía

2.995.000€

MARBELLA, NUEVA ANDALUCIA This elegant contemporary villa combines modern design, Mediterranean charm, and one of Marbella's most sought-after addresses. Within walking distance of Centro Plaza and Puerto Banús, the property enjoys an exceptionally convenient setting while remaining remarkably private, positioned on a quiet cul-de-sac with no through traffic. Next to world-class golf courses, beautiful beaches, fine dining, and international schools, this property represents a rare opportunity to acquire a luxurious, private, and highly profitable residence in one of Marbella's most desirable locations. Built across two levels on a generous 843 m² plot, the villa offers 350 m² of interior space, complemented by 133 m² of terraces and covered porches that create a seamless indoor-outdoor lifestyle. It also features a spacious 50 m² garage and an impressive 50 m² gazebo with a fully equipped outdoor kitchen, lounge, and dining area, providing the perfect setting for relaxing and entertaining beneath the Marbella sun. The bright open-plan living area, enhanced by double-height ceilings, flows effortlessly onto the terraces, landscaped gardens, and private swimming pool. Finished with natural lava stone, the pool creates a striking visual centrepiece and adds an extra touch of luxury. The fully equipped modern kitchen includes a dedicated walk-in refrigeration room, offering ample storage for food, drinks, and entertaining essentials. The villa comprises four spacious bedrooms, each with its own en-suite bathroom, as well as two guest toilets, ensuring exceptional comfort and privacy. Premium finishes throughout include

underfloor heating in every room, independent hot and cold air-conditioning systems, and elegant ipe wood flooring. Dedicated to wellness and entertainment, the property features a private gym, sauna, floor-integrated jacuzzi, and a full bathroom, creating a complete spa experience at home. On the lower level, an exclusive cinema and music room has been built to an exceptionally high specification and features a state-of-the-art, bulletproof surround sound system, delivering an acoustic experience that is truly unrivalled in Marbella. A further 12 m² storage room is conveniently connected to the garage. From the upper terrace, the villa already enjoys partial golf and mountain views and offers outstanding potential for further enhancement. An exterior staircase could be added along the side of the house to access the upper level, while an additional 100 m² rooftop terrace could be created, significantly increasing the panoramic views, outdoor living space, and overall value of the property. Its combination of location, design, and strong rental demand makes this villa an exceptional investment opportunity. Equally suited to short-term holiday rentals and long-term letting, it offers impressive returns and outstanding passive income potential.

Covered Terrace
Ensuite Bathroom
Jacuzzi
Satellite TV
Storage Room

Covered Terrace
Fitted Wardrobes
Marble Flooring
Sauna
Utility Room

Double Glazing
Gym
Private Terrace
Staff Accommodation
WiFi