ALL IN real estates

House in Nueva Andalucía

Bedrooms	4	Bathrooms	5	Built	350m2	Plot	843m2

R5221666	House	Nueva Andalucía	2.200.000€

Welcome to this exceptional 4-bedroom luxury villa in Nueva Andalucía, Marbella, perfectly positioned in one of the area's most desirable and convenient locations. Set on a peaceful cul-de-sac within walking distance of Centro Plaza and Puerto Banús, the property combines contemporary architecture, Mediterranean lifestyle and outstanding privacy despite its central setting. The villa offers 350 m² of beautifully designed living space on an 843 m² private plot, complemented by 133 m² of terraces, and features four spacious bedrooms and five bathrooms. With sophisticated interiors, exceptional wellness and entertainment facilities, and strong rental potential, this residence is equally suited as a luxury family home, holiday retreat or investment property in Marbella. Designed around effortless indoor-outdoor living, the main level features an impressive open-plan living and dining area with double-height ceilings, creating a bright and spacious atmosphere filled with natural light. Large glass doors connect the interiors directly with the terraces, landscaped garden and striking private swimming pool finished with natural lava stone. The fully equipped contemporary kitchen includes a dedicated fridge room, providing additional storage for food, drinks and entertaining essentials. Each of the four generously proportioned bedrooms offers excellent privacy and comfort, while premium features such as underfloor heating throughout, independent hot and cold air conditioning and elegant ipe wood flooring enhance the villa's luxurious character. The outdoor areas have been created for year-round enjoyment of Marbella's Mediterranean

climate. A beautifully designed 50 m² gazebo features a fully equipped outdoor kitchen, lounge and dining area, providing an ideal setting for al fresco meals and entertaining. The upper terrace enjoys partial golf and mountain views, while the property offers exciting potential to create an additional rooftop terrace, further enhancing the outdoor lifestyle and panoramic surroundings. A spacious garage and additional storage provide practical convenience, while all furniture is included, allowing the property to be enjoyed immediately. Entertainment and wellness are central to the villa's design. The lower level features a professionally designed private cinema and music room with a high-specification surround sound system, creating an immersive entertainment experience. A dedicated wellness area includes a private gym, sauna and integrated Jacuzzi, offering a complete environment for relaxation and wellbeing without leaving home. These lifestyle features, combined with the villa's privacy and proximity to Puerto Banús, make the property particularly attractive for luxury living and premium rental demand. Ideally situated in the heart of Nueva Andalucía, the villa is close to Marbella's renowned Golf Valley, international schools, beaches, restaurants, shopping and everyday amenities. Puerto Banús is within walking distance, providing effortless access to its famous marina, designer boutiques, fine dining and vibrant coastal lifestyle. Combining contemporary design, exceptional amenities, expansion potential and a prime location, this fully furnished luxury villa in Nueva Andalucía near Puerto Banús represents a rare opportunity for buyers seeking an elegant Marbella residence with excellent lifestyle and investment appeal. Please note that selected images have been AI-staged for illustrative purposes, offering inspiration and examples of ?how ?certain ?spaces ?could ?be styled or ?furnished. ?These images are intended to ?showcase the ?potential of ?the ?property and may not ?represent ?its ?current ?appearance ?or ?included ?furnishings.

Barbeque	Barbeque	Basement
Covered Terrace	Ensuite Bathroom	Fiber Optic
Fitted Wardrobes	Gym	Jacuzzi
Marble Flooring	Near Transport	Private Terrace
Sauna	Storage Room	Utility Room
WiFi	Wood Flooring	