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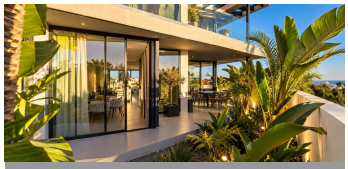
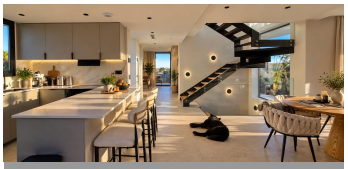
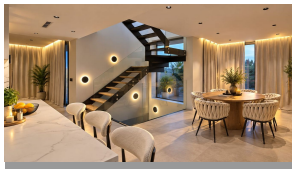

House in Nueva Andalucía

Bedrooms	4	Bathrooms	4	Built	290m2	Plot	400m2

R5232193 **House** **Nueva Andalucía** **3.750.000€**

Villa Air – Exceptional Contemporary Villa with Panoramic Sea Views in Nueva Andalucía, Marbella Introducing Villa Air, an outstanding contemporary residence located in one of the most prestigious and sought-after areas of Nueva Andalucía, Marbella. Combining striking modern architecture, elegant design, and breathtaking panoramic views of the Mediterranean Sea, this exceptional property offers a unique opportunity to own a luxury home just minutes from the world-famous Puerto Banús. Designed with an emphasis on space, natural light, and sophisticated living, Villa Air is distributed across three impressive levels and features 4 spacious bedrooms and 4 beautifully designed bathrooms. Every detail has been carefully considered to create a home that perfectly balances contemporary elegance, functionality, and comfort. The villa welcomes you with an impressive open-plan living concept, featuring soaring ceilings, expansive floor-to-ceiling windows, and beautifully proportioned interiors. Natural light floods the living spaces, while the spectacular sea views create an extraordinary backdrop throughout the property. The seamless connection between indoor and outdoor areas enhances the sense of openness and provides the perfect environment for both everyday living and entertaining. The exterior spaces have been thoughtfully designed to embrace the Mediterranean lifestyle, offering generous terraces, inviting relaxation areas, and a fully equipped BBQ area, ideal for outdoor dining and entertaining family and friends. An additional highlight is the designated space for the installation of a private swimming pool,

offering the future owner the exciting opportunity to create a bespoke outdoor oasis tailored to their personal preferences. The property has also been designed with future convenience in mind, featuring a dedicated space prepared for the installation of a private elevator connecting the different levels of the home. This allows the future owner the flexibility to further enhance the property's comfort and accessibility according to their individual needs. One of Villa Air's most remarkable features is its spectacular rooftop terrace, boasting breathtaking, uninterrupted panoramic views of the Mediterranean Sea and surrounding landscape. This exceptional space offers endless possibilities for creating a luxurious rooftop lounge, an elegant entertainment area, or a peaceful private retreat to enjoy Marbella's magnificent sunsets. For added convenience, the villa also provides generous private parking for up to 8 vehicles within the property. Ideally positioned in the heart of Nueva Andalucía, Villa Air enjoys a privileged location surrounded by some of Marbella's finest golf courses, prestigious residential communities, international schools, beautiful beaches, and an excellent selection of restaurants, boutiques, and leisure facilities. The glamour and vibrant atmosphere of Puerto Banús are just a few minutes away, while the property's peaceful setting ensures privacy and tranquility. Villa Air represents an exceptional investment opportunity for those seeking a modern luxury residence in one of the Costa del Sol's most desirable locations. With its distinctive architecture, generous living spaces, spectacular sea views, and the flexibility to personalize additional luxury features, this extraordinary villa offers the perfect combination of contemporary design, Mediterranean lifestyle, and long-term value. Location & Distances: Puerto Banús: 5 minutes | 2 km Puerto Banús Beach: 5 minutes | 2 km Marbella Centre: 10 minutes | 8 km Estepona Centre: 25 minutes | 23 km Sotogrande: 35 minutes | 47 km Málaga International Airport: 45 minutes | 57 km Discover ?Villa ?Air, ?where ?modern ?sophistication meets exceptional ?Mediterranean ?living, offering a rare opportunity ?to own ?a remarkable ?contemporary ?home with panoramic sea ?views ?in ?the ?heart ?of ?Nueva ?Andalucía.

Access for people with reduced mobility	Access for people with reduced mobility	Bar
Barbeque	Basement	Covered Terrace
Day Care	Domotics	Double Glazing
Ensuite Bathroom	Fiber Optic	Fitted Wardrobes
Games Room	Guest Apartment	Gym
Jacuzzi	Lift	Marble Flooring
Near Church	Near Mosque	Near Transport
Private Terrace	Restaurant On Site	Satellite TV
Sauna	Solarium	Staff Accommodation
Storage Room	Utility Room	WiFi