+34 604 489 646

info@luxury-realty.com

Villa in Nueva Andalucía

Reference: R5221666



Bedrooms: 4

Bathrooms: by request

M² Build size: 350

Price: 2,200,000 €

Status: Sale

Property Type: Villa

Parking places: by request

M² Plot Size: 843













Overview:

Discover an unparalleled lifestyle opportunity with this exceptional 4-bedroom luxury villa, proudly presented by Luxury Realty. Nestled in the heart of Nueva Andalucía, Marbella, an exclusive and highly sought-after enclave in Southern Spain, this property represents the epitome of sophistication and convenience. Positioned on a serene cul-de-sac, it offers a rare blend of outstanding privacy and central accessibility, being mere moments' walk from the bustling Centro Plaza and the world-renowned Puerto Banús. This contemporary architectural marvel seamlessly integrates Mediterranean charm, making it ideal as a prestigious family home, an opulent holiday retreat, or a savvy investment opportunity in one of Europe’s most desirable destinations.

Step into a world of sophisticated design and comfort, where every detail has been meticulously considered. The villa encompasses 350 m² of beautifully crafted living space, set upon a generous 843 m² private plot, further enhanced by 133 m² of versatile terraces. The main level is a testament to effortless indoor-outdoor living, featuring an awe-inspiring open-plan living and dining area. Double-height ceilings dramatically amplify the sense of space and flood the interiors with an abundance of natural light, creating a bright and inviting atmosphere. Expansive glass doors seamlessly connect these elegant interiors to the breathtaking outdoor oasis, leading directly to the meticulously landscaped garden and the striking private swimming pool, finished with natural lava stone for a touch of organic luxury. The gourmet contemporary kitchen is a chef's delight, boasting top-of-the-line appliances and a unique dedicated fridge room, providing unparalleled storage for culinary essentials and entertaining provisions.

Each of the four generously proportioned bedrooms serves as a private sanctuary, offering excellent privacy and ultimate comfort. The villa is equipped with premium features designed to enhance daily living, including underfloor heating throughout, independent hot and cold air conditioning for optimal climate control, and elegant Ipe wood flooring that adds warmth and a touch of timeless class to the entire residence. These thoughtful inclusions underscore the villa's commitment to luxurious living standards.

Beyond the interiors, the villa unveils an outdoor paradise meticulously designed for year-round enjoyment of Marbella's glorious Mediterranean climate. The magnificent private swimming pool, finished with striking natural lava stone, forms the exquisite centrepiece of the beautifully landscaped 843 m² plot. A true highlight is the expansive 50 m² gazebo, a superb outdoor haven complete with a fully equipped kitchen, chic lounge, and sophisticated dining area, providing the perfect setting for unforgettable al fresco meals and grand entertaining. The upper terrace offers enchanting partial golf and mountain views, presenting exciting potential to develop an additional rooftop terrace, further enhancing the outdoor lifestyle and offering even more panoramic vistas of the surrounding beauty. A spacious garage and ample additional storage facilities provide practical convenience, while the inclusion of all exquisite, high-quality furnishings ensures a seamless, immediate move-in experience, allowing you to enjoy your new home from day one.

This villa truly excels in offering bespoke wellness and entertainment facilities within the comfort of your own home. The lower level transforms into the ultimate leisure zone, featuring a professionally designed private cinema and music room. Equipped with a high-specification surround sound system, it promises immersive experiences for movie nights, musical indulgence, and sports viewing. Adjacent, a dedicated wellness area beckons, comprising a private, state-of-the-art gym, a rejuvenating sauna, and an integrated Jacuzzi, offering a complete environment for relaxation and well-being without ever needing to leave. These unparalleled amenities, coupled with the villa's inherent privacy and its coveted proximity to Puerto Banús, significantly enhance its appeal for both discerning luxury living and premium rental demand, promising strong potential returns.

Strategically positioned in Nueva Andalucía, Marbella, one of Southern Spain's most coveted and convenient locations, this villa offers the best of the Costa del Sol. Set on a tranquil cul-de-sac, it provides exceptional privacy despite being just a leisurely stroll from the vibrant Centro Plaza and the iconic Puerto Banús. Residents benefit from unparalleled access to Marbella's renowned Golf Valley, world-class international schools, pristine beaches, exquisite restaurants, high-end shopping, and all essential everyday amenities. Puerto Banús, with its famous marina, designer boutiques, gourmet dining, and lively coastal atmosphere, is literally within walking distance, offering an effortless and glamorous luxury lifestyle right on your doorstep. Representing a rare and exceptional opportunity presented by Luxury Realty, this fully furnished luxury villa seamlessly blends contemporary design, unparalleled amenities, and significant expansion potential. Its prime location, combined with robust rental potential, positions it as an astute investment in Marbella's thriving real estate market. Whether envisioning it as a permanent family residence, a lavish holiday getaway, or a high-yield rental property, this exquisite home promises an elevated lifestyle and enduring value.

Features:

None, Pool, Air conditioning, Mountain views, Private garden, None, Alarm system, Parking, None