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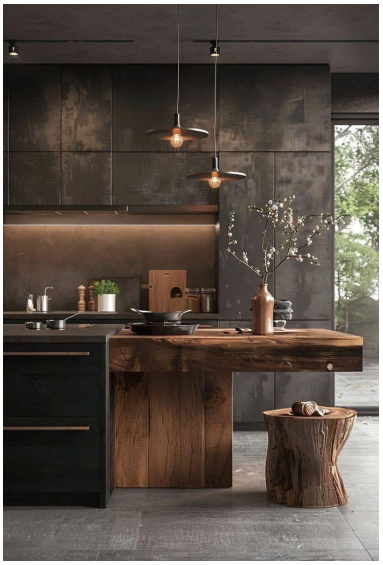
Villa in Nueva Andalucía

Reference: R5318293

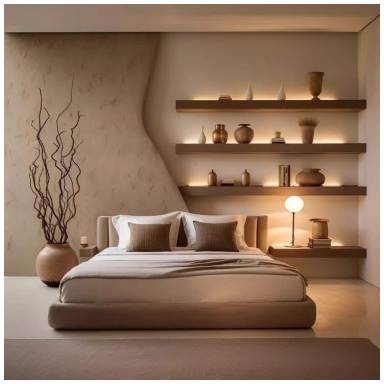


Bedrooms: 4
Bathrooms: 4
M² Build size: 360
Price: 2,850,000 €
Status: Sale
Property Type: Villa
Parking places: by request
M² Plot Size: 1,237













Overview:

Presented by Luxury Realty, this exceptional new development offers a rare opportunity to own a bespoke, contemporary luxury villa in one of the most coveted addresses on the Costa del Sol: Nueva Andalucía, Marbella. Positioned in the heart of Southern Spain, this tranquil enclave is renowned for its prestigious golf courses, opulent villas, and vibrant lifestyle. This off-plan project promises a turnkey solution, delivering a dream home meticulously designed to the highest standards for a life of Mediterranean elegance and comfort.

An Unrivaled Location in Marbella's Golf Valley

Nestled within a serene and highly sought-after area of Nueva Andalucía, this exquisite villa enjoys a prime position amidst luxury residences. Its strategic location offers the perfect balance of tranquility and accessibility: just a 5-minute drive from the dazzling marina of Puerto Banús, a world-class hub for designer boutiques and gourmet restaurants. Golf enthusiasts will delight in immediate proximity to several championship courses in the 'Golf Valley'. Furthermore, pristine beaches are only 10 minutes away, while Málaga Airport is a convenient 45-minute journey, placing you at the epicenter of Marbella's most desirable experiences.

Exquisite Design, Superior Craftsmanship & Sustainable Living

This sophisticated detached villa, with 360 m² built and 150 m² of terraces, sits majestically on a generous 1,074 m² south-facing plot, offering breathtaking panoramic views of the iconic La Concha mountain. The architectural design is a masterclass in contemporary elegance, integrating intelligent elements that prioritize aesthetic appeal and practical functionality.

Conceived with sustainability in mind, the project includes comprehensive architectural planning, site management, and all necessary licenses for a seamless, worry-free turnkey delivery. Homeowners benefit from advanced energy efficiency via Aerothermal climate control and solar panels for self-consumption, promising up to 80% annual savings (A+ energy rating). Construction utilizes certified sustainable materials, underscoring eco-conscious luxury.

A Sanctuary of Space and Sophistication

The interior offers 4 elegantly appointed bedrooms and 5 luxurious bathrooms, designed for unparalleled comfort and privacy. Designer porcelain flooring and uniform high-end finishes create an ambiance of understated luxury throughout.

The ground floor features a magnificent 100 m² open-concept living-dining room seamlessly integrated with a state-of-the-art kitchen, opening directly to the exterior. Three generously sized en-suite bedrooms (approx. 20 m² each), complete with private bathrooms and walk-in closets, also reside on this level. Ascend to the first floor for the opulent 40 m² master suite, a private sanctuary with en-suite, walk-in closet, and access to a spectacular 100 m² private terrace with two pergolas – an idyllic setting for relaxation.

The semi-basement adds versatility, featuring a private sauna, jacuzzi, additional bathroom, laundry room, and a spacious multi-functional room. This space can be tailored as a home office, gym, cinema room, or creative studio.

An Outdoor Oasis and Seamless Turnkey Experience

The exterior is equally impressive, designed for ultimate enjoyment of the Mediterranean climate. A sprawling 50 m² terrace extends from the living area, leading to an inviting swimming pool with ecological filtration, all set against the breathtaking backdrop of La Concha mountain. Complementing the pool area is a stylish pool house, a refreshing outdoor tropical shower, and beautifully landscaped gardens perfect for al fresco dining and entertaining. The entire perimeter is securely fenced, ensuring privacy.

This project is offered as an OFF-PLAN, TURNKEY delivery. Estimated construction time is just 14 months, with a fully approved project optimizing timelines, costs, and unparalleled quality of finishes. This contemporary home boasts a unique design, tailored to the client's needs, representing the pinnacle of bespoke luxury living in Marbella.

Features:

None, New development, Pool, Mountain views, Private garden, None, Alarm system, Parking, None