

Villa in Nueva Andalucía

Reference: R5395627



Bedrooms: 5

Bathrooms: by request

M² Build size: 245

Price: 2,995,000 €

Status: Sale

Property Type: Villa

Parking places: by request

M² Plot Size: 450



Overview:

Welcome to an unparalleled sanctuary of luxury, proudly presented by Luxury Realty, nestled in the coveted residential enclave of Nueva Andalucía, in the sun-drenched South of Spain. This breathtaking villa, a masterpiece of contemporary design, offers five sumptuous bedrooms and four meticulously appointed bathrooms, thoughtfully distributed across three levels. Completely renovated in 2024, this property epitomizes sophisticated indoor-outdoor living, seamlessly blending modern Scandinavian aesthetics with the vibrant Mediterranean lifestyle.

The villa's architectural ethos is centered around an open-plan concept, meticulously crafted to maximize the abundant natural light and forge an intimate connection with the mesmerizing surrounding landscape. Clean, minimalist lines, bespoke wood carpentry, and elegant natural stone elements coalesce to create a balanced and refined atmosphere throughout every corner of this exceptional home. The intelligent layout has been carefully organized to provide distinct private living areas and expansive social and entertainment spaces, all while maintaining an effortless flow between each level, ensuring both comfort and functionality.

Sophisticated Interiors & Elevated Comfort

Upon entering the ground level, one is greeted by an inviting and warm living area, complete with a charming fireplace – a perfect setting for intimate gatherings. This floor also hosts two beautifully appointed guest bedrooms and two bathrooms, one of which is en-suite, offering privacy and comfort for visitors. The crowning jewel of this level is the magnificent main bedroom suite, a true haven boasting direct access to a sprawling private terrace. From this elevated vantage point, residents can savor stunning, uninterrupted views of the majestic La Concha mountain and the glistening Mediterranean Sea, promising a serene start and end to each day.

Ascending to the upper level reveals the true heart of the villa: a magnificent open-plan space designed for grand entertaining and daily enjoyment. Here, the panoramic vistas unfurl even further, stretching from the majestic east face of La Concha to the west, encompassing the Rock of Gibraltar and the boundless sea beyond. This expansive area integrates a state-of-the-art open-plan kitchen, a sophisticated dining area, and a stylish lounge, all designed as a functional and social environment. Floor-to-ceiling pocket door openings effortlessly connect these spaces to another generous terrace, which features a perfectly positioned jacuzzi – an idyllic spot to unwind while soaking in the spectacular views.

The kitchen, a marvel of contemporary design, combines aesthetic appeal with unparalleled practicality, making it ideal for both casual family meals and elaborate entertaining. Its seamless integration with the dining and lounge areas, facilitated by the pocket doors, creates an uninterrupted indoor-outdoor living experience that is truly a hallmark of this villa's design.

Leisure, Wellness & Exquisite Outdoor Living

The lower level of the villa is dedicated to unparalleled guest accommodation and leisure facilities. It comprises two additional bedrooms and a dedicated guest zone, offering complete independence and comfort. This level enjoys direct access to the expansive main terrace, the glistening infinity swimming pool, and the fully equipped private gym. The outdoor areas extend the property's focus on luxurious lifestyle, featuring an additional outdoor kitchen, a superb barbecue area, multiple sophisticated lounge spaces, and a convenient laundry room. A highlight is the covered outdoor gym, meticulously designed for year-round use, allowing residents to pursue their wellness goals in any season.

Security and comfort are paramount in this exceptional villa, integrated throughout with premium features including double glazing for enhanced insulation, advanced alarm systems for peace of mind, and a private car port offering secure parking. Every detail has been considered to ensure a lifestyle of effortless luxury.

An Unrivalled Location: Nueva Andalucía, Marbella

Nueva Andalucía is celebrated as one of the most desirable and prestigious residential areas in Marbella, known for its established infrastructure, world-class golf courses, and enviable proximity to the glamorous Puerto Banús. As a jewel in the crown of the South of Spain, this location offers an unparalleled lifestyle. Golf enthusiasts will delight in the array of renowned clubs nearby, including Las Brisas Golf, Los Naranjos Golf, and Aloha Golf. The pristine sandy shores of Puerto Banús Beach and Playa de Levante are just a short drive away, inviting sun-drenched relaxation. A vibrant culinary scene awaits with esteemed restaurants such as Magna Cafe and Los Bandidos, offering diverse gastronomic experiences. High-end shopping facilities are easily accessible, including Centro Plaza, El Corte Inglés, and the exclusive boutiques of Puerto Banús.

Families will particularly appreciate the close proximity to esteemed international schools like Aloha College and Swans International School. Connectivity is excellent, with the A-7 road network and efficient local transport links providing convenient access to the bustling center of Marbella, the charming town of San Pedro de Alcántara, and all surrounding areas of the Costa del Sol.

This magnificent villa represents a unique fusion of contemporary Scandinavian design, awe-inspiring panoramic views, and a truly central, privileged location. It stands as an exceptional option for discerning buyers seeking a modern villa within walking distance to amenities or an astute investment opportunity, bolstered by a coveted RENTAL LICENSE and proven rental figures already in place within the highly sought-after Nueva Andalucía.

Features:

New development, Pool, Air conditioning, Sea views, Mountain views, Private garden, Alarm system, Parking