+34 604 489 646

Luxury Realty
real estate

info@luxury-realty.com

# Villa in Nueva Andalucía

Reference: R5523700



Bedrooms: 4
Bathrooms: 6
M² Build size: 300
Price: 3,895,000 €
Status: Sale
Property Type: Villa
Parking places: by request
M² Plot Size: 814













Overview:

Welcome to an unparalleled lifestyle within Nueva Andalucía's exclusive, secure gated community. Nested in the sun-drenched heart of Southern Spain, this meticulously renovated villa by Luxury Realty offers the pinnacle of contemporary family living. Designed for discerning individuals, it blends comfort, privacy, and cutting-edge design, promising serene luxury amidst Marbella’s most sought-after locale. Luminous interiors and a sophisticated layout ensure effortless daily routines and a perfect canvas for cherished memories.

## Contemporary Elegance on the Main Level

The main floor presents an expansive open-plan design, seamlessly integrating the gourmet kitchen, dining area, and inviting living room. This harmonious arrangement fosters togetherness for family moments and entertaining. The state-of-the-art kitchen boasts premium Smeg appliances, an integrated wine shelf, and ample counter space. The living room features a striking double-height ceiling, a sleek modern ethanol fireplace, and grand glass doors opening to the vibrant outdoor oasis.

## Luxurious Private Quarters

The villa provides four exquisitely appointed bedrooms, each a private sanctuary with its own luxurious en-suite bathroom, featuring high-quality finishes and individual hot/cold air conditioning. The master suite offers generous proportions, a dedicated makeup area, and an opulent en-suite bathroom with a contemporary shower and a deep, freestanding bathtub. Residents enjoy captivating, panoramic views of the iconic La Concha mountain, a majestic backdrop.

## An Idyllic Outdoor Paradise

Step outside to discover a meticulously landscaped garden, a private paradise for relaxation and entertainment. Tropical plants and a manicured lawn surround a magnificent heated private swimming pool, strategically positioned to bask in abundant sunshine throughout the day – an irresistible invitation for year-round enjoyment. A separate covered area offers boundless possibilities: a home gym, a chic outdoor lounge, or an elegant al fresco dining area for unforgettable gatherings under the Mediterranean sky.

## Subterranean Delights and Modern Conveniences

The villa extends its offerings to a sophisticated basement level, transforming this space into an extraordinary entertainment hub. Here, a private bar awaits, ideal for memorable gatherings, immersive movie experiences, or an independent retreat for teenagers. Beyond entertainment, this lower level integrates essential practicalities: a fully equipped laundry room and direct, secure garage access, offering convenience and peace of mind for vehicle storage.

## Prime Location, Advanced Technology & Investment Potential

The property's prime location in Nueva Andalucía, moments from Southern Spain's glittering coastline, offers exceptional proximity to world-class amenities: esteemed international schools, championship golf courses, gourmet restaurants, and the legendary luxury marina of Puerto Banús. This strategic position makes the villa an impeccable choice for families seeking an upscale residence in Marbella, offering an enriching lifestyle and superior connectivity. Additionally, an integrated smart home system controls climate, lighting, and security, ensuring unparalleled comfort and peace of mind. Its contemporary design and functional layout also offer strong rental investment potential, promising significant returns and enduring value in Marbella's dynamic real estate market.

Features:

Pool, Parking