

NUEVA ANDALUCÍA

1,495,000 €

REFERENCE R3780094

Captivating Mediterranean Villa in Nueva Andalucía: A South-Facing Oasis with Panoramic Sea Views

5	4	382 m²	610 m²	60 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Welcome to an exceptional opportunity presented by Luxury Realty in the heart of Marbella's most prestigious residential enclave. Nestled in the coveted upper part of Nueva Andalucía, Southern Spain, this magnificent Mediterranean villa epitomizes the ultimate blend of grandeur, comfort, and an unrivalled location. With its prime south orientation, this property commands breathtaking panoramic sea views that stretch across the shimmering Mediterranean, promising a lifestyle of serene beauty and sophisticated living.

A Masterpiece of Andalusian Charm and Potential

This substantial villa, designed with timeless Spanish architectural elements, offers a generous living space distributed over three meticulously planned levels. From the moment you arrive, the elegance and potential of this residence are immediately apparent, inviting you to envision a life of luxury and tranquility.

Exquisite Living Spaces and Private Sanctuaries

The interior of the villa features five generously sized bedrooms and four well-appointed bathrooms, ensuring ample space and privacy for family and guests. At the heart of the home, an expansive living room provides a warm and inviting atmosphere, centered around a charming fireplace – perfect for intimate gatherings or relaxing evenings. Adjacent to this, a fully fitted kitchen, designed to cater to both everyday meals and elaborate entertaining, offers convenience and functionality.

Beyond the interiors, the villa truly comes alive. A seamless transition leads to numerous private terraces, each offering unique vantage points to soak in the magnificent sea views. These sun-drenched outdoor spaces provide the ideal setting for al fresco dining, leisurely lounging, or simply enjoying the gentle sea breeze. A sparkling private swimming pool forms the focal point of the exterior, offering a refreshing escape and a perfect backdrop for memorable moments with loved ones under the Spanish sun.

A Canvas for Bespoke Luxury

While this villa currently exudes a charming, classic Spanish style, it presents a truly unique opportunity for a discerning buyer to infuse contemporary luxury. Imagine updating the interiors with state-of-the-art finishes, modern amenities, and a personalized design aesthetic that seamlessly blends traditional Andalusian elegance with cutting-edge sophistication. This property is more than just a home; it's a canvas awaiting your personal touch, ready to be transformed into a bespoke masterpiece that reflects your individual taste and lifestyle aspirations. The blend of classic foundations with the potential for modern enhancements ensures a home that is both timeless and perfectly suited to contemporary living.

Nueva Andalucía: The Quintessence of Marbella Living

Strategically positioned in the south of Spain, Nueva Andalucía is not merely a location; it is a lifestyle. Renowned as Marbella's largest and most desirable residential area, it perfectly marries the serenity of suburban living with unparalleled access to vibrant amenities. This extensive zone is characterized by its luxurious villas and elegant apartments, meticulously set amidst beautifully manicured gardens, exclusive commercial centers, and an eclectic array of gourmet restaurants and chic cafes.

Often dubbed the "Golf Valley," Nueva Andalucía is a paradise for golf enthusiasts, boasting no less than five world-class golf courses within its immediate vicinity. This makes it an ideal destination for those who appreciate the green fairways and the prestigious social scene that accompanies them. Furthermore, its elevated position grants residents the privilege of enjoying spectacular sea and majestic mountain views from almost every vantage point, offering a truly inspiring backdrop to everyday life.

Proximity to Excellence

The villa's location ensures ultimate convenience and connection to the very best of the Costa del Sol:

- **World-Class Golf Courses:** A mere 1-5 minutes drive, placing you at the heart of the "Golf Valley."
- **Pristine Beaches:** Just 4 minutes away, offering golden sands and the sparkling Mediterranean.
- **Gourmet Dining & Vibrant Nightlife:** A 3-5 minute drive to an array of exquisite restaurants and chic cafes.
- **Luxury Hub of Puerto Banús:** A swift 5-minute journey to designer boutiques, superyachts, and exclusive clubs, ensuring you're never far from the action.
- **Charming Marbella Old Town:** 13 minutes, for cultural immersion and upscale shopping.
- **Picturesque Estepona:** 18 minutes, known for its blooming streets and authentic Andalusian feel.
- **Malaga International Airport:** Approximately 50 minutes, ensuring effortless international travel.

Despite its close proximity to the energetic pulse of Puerto Banús, Nueva Andalucía maintains a peaceful and exclusive ambiance, offering residents the best of both worlds – vibrant luxury just moments away, yet far enough to ensure ultimate tranquility within your private retreat.

An Investment in the Southern Spanish Dream

Beyond its charm and luxurious features, this Mediterranean villa represents a shrewd investment opportunity. Its highly sought-after location in Nueva Andalucía, combined with its spacious layout and stunning sea views, makes it an excellent candidate for a lucrative holiday rental, ensuring strong rental potential. Furthermore, as a permanent residence, it promises a lifestyle of unparalleled comfort and elegance in one of Southern Spain's most prestigious addresses. This property is not just a home; it is an appreciating asset in a prime location, offering both immediate enjoyment and long-term financial benefits.

Unlock Your Luxury Lifestyle with Luxury Realty

Are you captivated by the allure of this extraordinary Mediterranean villa in Nueva Andalucía? We invite you to experience its grandeur firsthand. Contact Luxury Realty today for more detailed information, floor plans, and to arrange an exclusive private viewing. Our dedicated team is ready to guide you through every step of acquiring your dream home in Southern Spain.

At Luxury Realty, we are committed to providing an unparalleled purchasing journey. Ask us about our comprehensive suite of services, designed to ensure a seamless and stress-free acquisition process:

- Airport transfers
- Hotel reservations
- Tax identification number applications
- Opening bank accounts
- Recommendations for trusted lawyers and tax advisors

- Residence management assistance
- Golden Visa applications

Let Luxury Realty be your trusted partner in discovering the perfect property and securing your future in the magnificent Costa del Sol.

Details

Reference	R3780094	Property Type	Villa
Status	Sale	Price	1,495,000 €
Bedrooms	5	Bathrooms	4
Build size	382 m²	Plot Size	610 m²
Terrace	60 m²	Parking places	by request

Features

Pool, Air conditioning, Sea views, Mountain views, Private garden, Parking, Holiday Home, Investment, Resale