

NUEVA ANDALUCÍA

4,400,000 €

REFERENCE R4766914

An Exquisite Oasis: Luxury Villa with Unrivaled Investment Potential in Nueva Andalucía, Southern Spain

7	7	525 m²	1,119 m²	242 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Nestled in the heart of the prestigious and highly sought-after Nueva Andalucía, an exclusive enclave in Southern Spain, this magnificent villa offers an unparalleled living experience just a mere five-minute drive from the vibrant heart of Puerto Banús. Its prime location provides effortless access to world-class beaches, championship golf courses, and an array of recreational facilities, positioning it as the ultimate destination for discerning individuals seeking both luxury and convenience on the radiant Costa del Sol.

This newly renovated masterpiece stands as a testament to architectural brilliance and uncompromising quality. Designed by a renowned visionary architect, the villa is a harmonious fusion of modern aesthetics and natural splendor. Its sleek, contemporary lines blend effortlessly with the breathtaking surroundings, offering panoramic vistas that sweep across the majestic La Concha Mountain, the verdant fairways of Las Brisas Golf, and the shimmering expanse of the Mediterranean Sea. Every detail has been meticulously crafted to create an environment of sophisticated elegance and serene tranquility.

Spanning three meticulously planned levels, the property's design ingeniously maximizes natural light and capitalizes on the extraordinary views from every angle. Upon entering, guests are immediately captivated by the grand living room, where pristine white interiors seem to float, bathed in the abundant sunshine streaming through expansive, full-size windows. These windows seamlessly connect the indoor living space with the dazzling outdoor panorama and the inviting pool area, fostering an open and airy ambiance perfect for both relaxation and grand entertaining.

The culinary heart of the home is a state-of-the-art, fully equipped kitchen featuring exquisite Poggenpohl units and top-of-the-line Gaggenau appliances. This includes multiple refrigerators and freezers, a dedicated wine cooler, and an ice cube machine, ensuring every need is met for gourmet preparation. A spacious dining area comfortably accommodates up to 16 guests, making it ideal for hosting lavish dinner parties. For ultimate convenience, direct access leads to a secondary, fully functional kitchen and a comprehensive laundry room.

The outdoor spaces are a true sanctuary, designed for opulent al fresco living. Expansive, meticulously landscaped terraces are adorned with swaying palm trees, creating an idyllic setting for relaxation. The centerpiece is a magnificent, heated infinity pool, complemented by a luxurious 5-person Jacuzzi, offering a refreshing escape with stunning views. A dedicated barbecue area, a chic partially covered bar, and an additional lounge seating area on the second-floor terrace provide diverse options for entertainment and social gatherings, ensuring every moment spent outdoors is one of pure indulgence.

This extraordinary villa boasts seven generously proportioned bedrooms, capable of accommodating up to 16 guests, each strategically positioned to ensure absolute privacy and comfort. The second floor hosts two impressive master suites, both featuring sumptuous en-suite bathrooms and private access to terraces that afford unparalleled views overlooking the picturesque valley leading to the azure sea. These master retreats are designed as private havens, blending comfort with captivating vistas.

The ground floor is home to five additional luxurious bedrooms, furnished with six king-size beds and complemented by four elegant en-suite bathrooms. Each of these bedrooms offers direct access to the inviting terraces and the sparkling pool area, allowing guests to step directly into the Mediterranean sunshine. Beyond the sleeping quarters, the property further elevates the lifestyle offering with a cutting-edge outdoor gym and lounge area, perfect for invigorating workouts amidst nature. For leisure and entertainment, a private cinematic sanctuary awaits, complete with advanced audiovisual features, a dedicated gaming zone with a PlayStation 4, and a professional-grade pool table.

Crafted with only the finest materials, this villa incorporates unique features that underscore its superior quality and modern sophistication. These include advanced external and internal lighting systems utilizing the latest energy-saving LED technology, and integrated surround sound speakers throughout the property. The second-floor bar is thoughtfully appointed with custom cupboards, a dishwasher, filtered drinking water, refrigerators, and a wine cooler, catering to every need for entertaining. A second, lavish 8-person Jacuzzi graces the top terrace, offering an elevated experience with truly panoramic views, providing a breathtaking backdrop for unwinding under the stars.

Beyond its luxurious amenities and prime location, this villa presents an exceptional investment opportunity. Projected rental income for 2024 is an impressive EUR 300,000, anticipated to generate a robust net profit of EUR 200,000 per year before tax and financial costs. This makes it not only a dream residence but also a highly lucrative asset within the thriving luxury real estate market of Southern Spain. An unparalleled blend of opulence, comfort, and financial foresight awaits its discerning owner.

Details

Reference	R4766914	Property Type	Villa
Status	Sale	Price	4,400,000 €
Bedrooms	7	Bathrooms	7
Build size	525 m²	Plot Size	1,119 m²
Terrace	242 m²	Parking places	by request

Features

Pool, Air conditioning, Heating, Sea views, Mountain views, Private garden, Alarm system, Parking, Investment, Resale