

PUERTO BANÚS

3,800,000 €

REFERENCE R4802086

An Epitome of Modern Luxury: Brand New Villa in Puerto Banús' Exclusive Atalaya Rio Verde, Southern Spain

4	4	375 m²	90 m²	228 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Luxury Realty proudly presents an unparalleled opportunity to acquire a brand-new, exquisitely designed contemporary villa nestled within the highly sought-after and prestigious enclave of Atalaya Rio Verde, Puerto Banús. Situated in the heart of Southern Spain's glamorous Costa del Sol, this magnificent property redefines sophisticated living, offering a harmonious blend of cutting-edge architecture, opulent comfort, and absolute convenience. Perfectly positioned just moments from the pristine beaches and the vibrant pulse of Puerto Banús, yet cocooned within a secure, tranquil community, this home is a testament to modern luxury and an ideal sanctuary for the discerning owner.

Architectural Grandeur and Visionary Design

This remarkable villa stands as a beacon of modern architectural excellence. Conceived with a philosophy that champions natural light, expansive spaces, and seamless indoor-outdoor living, the property features clean lines, geometric precision, and an intelligent use of premium materials. The design prioritizes comfort without compromising on style, creating an inviting atmosphere that is both grand and intimately welcoming. Every detail, from the choice of finishes to the strategic placement of windows, has been meticulously considered to ensure an environment of contemporary elegance and timeless appeal. The open-plan layout is a masterclass in spatial awareness, allowing for a fluid transition between living areas and fostering an exceptional sense of airiness and light that permeates throughout the entire residence.

The Art of Elevated Living Across Four Levels

Spanning an impressive four levels, this villa is ingeniously designed to offer distinct zones for relaxation, entertainment, and personal retreat, all effortlessly connected by a private, state-of-the-art lift. This thoughtful inclusion ensures accessibility and convenience for all residents and guests, enhancing the home's luxurious feel.

Sophisticated Main Living and Entertaining Spaces

The main living floor is an expansive open-concept area where design and functionality converge. Here, a spacious living room flows effortlessly into a refined dining area, creating an ideal setting for both intimate family gatherings and grand entertaining. The heart of this level is undoubtedly the gourmet kitchen, a chef's dream outfitted with top-of-the-line integrated appliances, sleek bespoke cabinetry, and a substantial central island perfect for culinary creations and casual dining. Large format sliding glass doors seamlessly connect these interior spaces with the meticulously landscaped gardens and sun-drenched terraces, blurring the lines between indoor comfort and the delightful Mediterranean climate, inviting al-fresco dining and tranquil relaxation.

Private Sanctuaries: Upper-Level Suites

Ascending to the first level, one discovers the private quarters designed for ultimate rest and rejuvenation. The opulent master bedroom suite is a true sanctuary, boasting generous proportions, direct access to a private terrace offering serene views, and a magnificent designer walk-in wardrobe that rivals a boutique. Its en-suite bathroom is a spa-like haven, featuring high-end fixtures, a spacious walk-in rain shower, and a luxurious freestanding bathtub, all finished with exquisite materials. This floor also hosts two additional spacious guest suites, each impeccably designed with its own private en-suite bathroom, ensuring utmost comfort, privacy, and elegance for family members or visitors.

The Versatile Lower Level: A Canvas for Customization

The extensive basement level presents a unique and exciting opportunity for complete personalization. This substantial space is currently a blank canvas, ready to be transformed according to your specific desires and lifestyle needs. Imagine creating a state-of-the-art home cinema for immersive entertainment, a fully equipped private gym and wellness spa complete with sauna and steam room for ultimate relaxation, a sophisticated wine cellar to house your prized collection, additional guest bedrooms for extended family, dedicated staff quarters, or a serene private office/library. The potential here is limitless, allowing the new owner to tailor this area into a bespoke extension of their luxury living experience.

Elevated Relaxation: The Rooftop Terrace Oasis

Crowning this magnificent residence is a spectacular rooftop terrace, offering breathtaking panoramic views that stretch across the verdant landscape towards the azure Mediterranean Sea and the majestic mountains. This private oasis is designed for ultimate leisure and entertainment, featuring a delightful small heated swimming pool for year-round enjoyment, an expansive solarium perfect for sunbathing, and ample space for outdoor lounging and al-fresco dining. It’s an idyllic setting for enjoying a morning coffee, sipping cocktails at sunset, or stargazing under the clear Spanish skies, truly providing an elevated living experience.

Unrivaled Location: Puerto Banús, Southern Spain

The villa's prime location in Atalaya Rio Verde within Puerto Banús is undeniably one of its most compelling attributes. Puerto Banús is globally renowned as the epitome of luxury and glamour on the Costa del Sol. Its iconic marina teems with superyachts, surrounded by world-class designer boutiques, Michelin-starred restaurants, vibrant beach clubs, and an energetic nightlife. This exclusive enclave attracts an international clientele seeking the finest in lifestyle and leisure. Atalaya Rio Verde, specifically, offers the perfect counterpoint – a prestigious, tranquil residential area nestled amidst lush greenery, providing a serene escape while being mere minutes away from all the excitement and amenities that Puerto Banús has to offer. Residents benefit from immediate proximity to some of the region's most esteemed golf courses, including Las Brisas and Los Naranjos, pristine sandy beaches, and a selection of international schools. The property’s secure community status further enhances its appeal, offering unparalleled peace of mind and exclusivity within this desirable Southern Spanish locale. This strategic position ensures not just a home, but a lifestyle of unparalleled convenience, luxury, and prestige.

A Home Synonymous with Comfort, Convenience, and Exclusivity

This brand-new modern villa represents more than just a property; it embodies a sophisticated lifestyle. Every aspect of its design and location caters to those who appreciate refined living, advanced comfort, and effortless elegance. From the customisable basement providing endless possibilities to the private lift offering unparalleled convenience across all levels, and the stunning rooftop with its heated pool, this home is meticulously crafted for discerning individuals. Whether seeking a permanent residence, a luxurious holiday retreat, or a lucrative investment, this villa in Atalaya Rio Verde offers an exceptional opportunity to own a piece of paradise in one of Southern Spain's most coveted addresses. It’s a practical design merged with opulent features, making it the perfect choice for those in pursuit of a truly modern, high-end home.

Details

Reference	R4802086	Property Type	Villa
Status	Sale	Price	3,800,000 €
Bedrooms	4	Bathrooms	4
Build size	375 m²	Plot Size	90 m²
Terrace	228 m²	Parking places	by request

Features

Pool, Mountain views, Private garden, Lift, 24H Security, Parking, Holiday Home, Investment, Resale