

NUEVA ANDALUCÍA

4,500,000 €

REFERENCE R5020606

An Exquisite Opportunity: Luxury Villa in Nueva Andalucía, Costa del Sol – The Epitome of Southern Spanish Living

5	4	510 m²	1,279 m²	100 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Welcome to an unparalleled offering from Luxury Realty, presenting a magnificent detached villa nestled in the very heart of Nueva Andalucía, Marbella – a highly coveted and prestigious enclave on Spain's sun-drenched Costa del Sol. This distinguished property represents a rare opportunity to acquire a grand residence in one of Europe's most desirable locations, promising a lifestyle of ultimate comfort, sophistication, and convenience. With its generous proportions, exceptional amenities, and prime setting, this villa is not merely a home; it is a gateway to the quintessential Mediterranean dream, ideal for discerning buyers seeking either a luxurious permanent residence, an exclusive holiday retreat, or a shrewd investment in a thriving market.

Spanning an impressive 510 m² of meticulously built space, complemented by an expansive 100 m² of private terraces, this villa offers an abundance of room for both grand entertaining and intimate family living. The property sits proudly on a substantial 1279 m² plot, a true rarity in such a central and sought-after urbanisation. The architecture blends seamlessly with its surroundings, offering an inviting facade that hints at the luxury within. Boasting five generously proportioned bedrooms and four elegantly appointed bathrooms, the residence provides ample private sanctuaries for family members and guests alike, ensuring comfort and privacy for everyone.

The interior of this villa is a testament to quality and thoughtful design. Climate control is paramount for year-round comfort on the Costa del Sol, and this property delivers with a comprehensive system including hot and cold air conditioning, central heating, and luxurious underfloor heating throughout, with dedicated underfloor heating in the bathrooms for an added touch of indulgence. A charming fireplace adds a cosy ambiance during cooler evenings, while state-of-the-art domotics allow for effortless control over the home's various systems. High-quality finishes are evident at every turn, from the elegant wood flooring in select areas to the opulent marble flooring that graces much of the property, creating an atmosphere of timeless sophistication. The fully fitted kitchen, designed for both functionality and aesthetic appeal, is ready to inspire culinary excellence.

Beyond the exquisite interiors, the outdoor spaces are equally captivating. The private, sparkling swimming pool invites refreshing dips under the Andalusian sun, while the vast landscaped garden offers a serene backdrop for relaxation and outdoor enjoyment. The extensive private terraces provide perfect vantage points for soaking in the breathtaking mountain views or overseeing the lush garden and inviting pool. A dedicated barbecue area ensures memorable al fresco dining experiences, perfect for entertaining friends and family. Additional features enhancing the comfort and convenience of this luxury villa include a well-equipped gym, a practical utility room, ample storage space, and even staff accommodation, highlighting the property's capacity to cater to every need.

The location of this villa is undeniably one of its strongest assets. Situated in Nueva Andalucía, often referred to as "The Golf Valley," this area is renowned for its prestigious golf courses, vibrant social scene, and unparalleled accessibility. The property's orientation to the South guarantees abundant sunshine throughout the day, enhancing the luminous quality of the living spaces. It is strategically positioned close to world-class golf courses, the glamorous Puerto Banús with its luxury boutiques and exquisite dining, pristine beaches, and the charming town centres of Marbella and San Pedro Alcántara. Excellent schools, bustling commercial areas, and convenient transport links are all within easy reach, making it an ideal choice for families and individuals seeking both tranquility and connectivity in Southern Spain.

While offered unfurnished, this presents a unique opportunity for the new owner to infuse their personal style and design preferences into a pristine canvas, transforming it into their bespoke dream home. Security is meticulously addressed with an advanced alarm system, entry phone, and a safe, ensuring peace of mind. Parking is never an issue, thanks to an expansive underground parking facility accommodating more than one vehicle. As a property categorized under "Luxury," "Investment," "Holiday Homes," and notably "Reduced" and "Distressed," it represents an exceptional value proposition in today's market. This is a chance to acquire a premium estate at a remarkable price, making it an unmissable investment for those with an astute eye for quality and opportunity. Embrace the sophisticated lifestyle that awaits in this magnificent Nueva Andalucía villa.

Details

Reference	R5020606	Property Type	Villa

Status	Sale	Price	4,500,000 €
Bedrooms	5	Bathrooms	4
Build size	510 m²	Plot Size	1,279 m²
Terrace	100 m²	Parking places	by request

Features

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