+34 604 489 646
info@luxury-realty.com
luxury-realty.com



NUEVA ANDALUCÍA

from 3,750,000 €

REFERENCE R5232193

Experience Unrivaled Luxury at Villa Air: Your Contemporary Oasis in Nueva Andalucía

4	4	290 m²	400 m²	340 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE











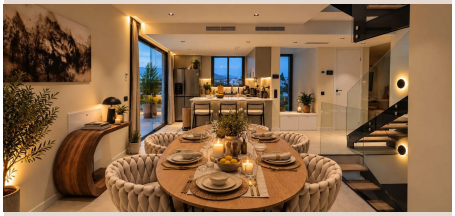

Description

Prepare to immerse yourself in an extraordinary lifestyle at Villa Air, an exquisite contemporary residence currently nearing completion and meticulously designed to offer the pinnacle of modern luxury. This architectural masterpiece is available for long-term or season rental, up to 11 months, commencing from September 15, 2026. Seize this unparalleled opportunity to be among the first to reside in a truly state-of-the-art home.

Nestled in one of the most prestigious and highly sought-after enclaves of Nueva Andalucía, a jewel in the crown of the South of Spain, Villa Air promises an exclusive living experience. This prime location places you at the heart of the renowned "Golf Valley," surrounded by world-class golf courses, yet mere minutes from the glamorous marinas, designer boutiques, and vibrant nightlife of Puerto Banús. The convenience of proximity to pristine beaches, international schools, gourmet dining, and a wealth of amenities ensures that every desire is effortlessly catered to, offering a lifestyle of ultimate convenience and sophistication.

The design philosophy behind Villa Air embraces a seamless open-plan concept, where every detail has been thoughtfully considered and flawlessly executed. This residence is a harmonious blend of cutting-edge aesthetics, unparalleled comfort, and breathtaking natural beauty. As you step inside, you are immediately greeted by an overwhelming sense of space and light, framed by spectacular open panoramic sea views that stretch to the horizon, promising endless moments of serenity and inspiration.

Spanning an impressive three levels, Villa Air hosts four exquisitely appointed bedrooms, each a private sanctuary of peace and comfort, complemented by four stylishly designed bathrooms. These private quarters are envisioned with luxurious finishes and ample space, offering serene retreats for residents and guests alike. For ultimate convenience and to ensure the property’s long-term accessibility, a dedicated space has been intelligently integrated into the design, specifically prepared for the future installation of an elevator. While not yet installed, this foresight guarantees ease of movement throughout the villa for years to come.

The main living areas are truly a highlight, characterized by impressive high ceilings that amplify the sense of grandeur and openness, creating an atmosphere that is both bright and endlessly airy. Expansive, floor-to-ceiling windows are strategically placed throughout the villa, not only bathing the interiors in an abundance of natural light but also acting as dynamic frames for the stunning surrounding landscape. These architectural marvels facilitate a seamless transition between indoor comfort and outdoor splendor, allowing the magnificent sea views to become an integral part of daily life.

Beyond its luxurious interiors, Villa Air’s exterior spaces are a masterclass in sophisticated leisure and entertainment. Designed for ultimate relaxation and memorable gatherings, the property features a private swimming pool, currently under construction and destined to be a focal point for enjoyment. Surrounding the pool, generous sunbathing areas invite residents to bask in the Mediterranean sun. For culinary enthusiasts and social entertainers, a fully equipped BBQ zone provides the perfect setting for al-fresco dining, intimate soirées, or vibrant celebrations under the stars. Practicality is also paramount, with extensive private parking space accommodating up to eight vehicles securely within the premises.

Crowning this exceptional home is a magnificent rooftop terrace, an elevated oasis that promises truly breathtaking panoramic sea views. This prime vantage point offers an unparalleled setting for outdoor living, whether you are enjoying a quiet morning coffee, hosting a sophisticated cocktail party, or simply marveling at the spectacular sunsets that paint the Marbella sky. It’s an idyllic space designed for unforgettable moments.

With its commanding position in Nueva Andalucía, its bold modern architecture, and its spectacular, unobstructed sea views, Villa Air represents an exceptional opportunity to experience a truly state-of-the-art home. It’s a residence where every detail contributes to a lifestyle of unparalleled luxury, just moments from the region's finest beaches, world-class golf courses, and the vibrant, cosmopolitan energy of Puerto Banús. Villa Air is more than just a home; it is a destination for sophisticated living.

Rental Conditions:

- Monthly rent: 25.000€

- Security deposit: 2 months' rent

- Upfront payment: 2 months required
- Agency fee: 1 month
- Rental term: Season rental & longterm available up to 11 months

Details

Reference	R5232193	Property Type	Villa
Status	Sale	Price	from 3,750,000 €
Bedrooms	4	Bathrooms	4
Build size	290 m²	Plot Size	400 m²
Terrace	340 m²	Parking places	by request

Features

New development, Pool, Air conditioning, Heating, Sea views, Mountain views, Private garden, Lift, Alarm system, 24H Security, Parking, Holiday Home, Investment

Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella