

NUEVA ANDALUCÍA

1,500,000 €

REFERENCE R5483530

Exceptional Villa-Style Residence with Panoramic Sea Views in Prestigious Nueva Andalucía

4	5	292 m²	556 m²	66 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Discover a rare opportunity to acquire a truly magnificent property in the highly sought-after enclave of Nueva Andalucía, Marbella. Nestled in the heart of Southern Spain's renowned Costa del Sol, this exquisite residence offers the expansive living, privacy, and luxurious lifestyle typically associated with a standalone villa, yet presents a unique advantage.

Originally a grand villa, this property was meticulously and legally divided several years ago into two distinct, independent homes, each boasting its own Escritura (title deed). We are proud to present one of these exceptional properties for sale. Far from compromising on space or amenities, this home delivers an impressive 358 m² of meticulously crafted built area, set upon a generous 556 m² private plot. It is a sanctuary designed to afford its residents the utmost privacy and comfort, featuring its own heated swimming pool, a lush private garden, secure double garage, and four luxurious en-suite bedrooms, ensuring an unparalleled living experience.

A Lifestyle Defined by Luxury and Convenience

Welcome to a home where every detail has been thoughtfully curated to blend generous indoor living with seamlessly connected outdoor spaces, making it an ideal choice for a sophisticated family residence or a magnificent holiday retreat. Spread gracefully across four expansive levels, the property masterfully combines architectural elegance with practical functionality, promising an unparalleled quality of life.

The exterior of this residence is a private oasis, a Mediterranean paradise meticulously landscaped with an array of vibrant fruit trees and fragrant flowers. At its heart lies a sparkling heated private swimming pool, measuring a comfortable 3.7 x 8 metres, perfect for year-round enjoyment. Adjacent to the pool, a spacious sun deck invites relaxation and sunbathing, while ample lawn space even provides room for recreational activities like a trampoline. As dusk falls, the garden and pool area transform under carefully positioned illumination, creating a magical and romantic ambiance, ideal for enchanting Mediterranean evenings and sophisticated entertaining.

Directly accessible from the kitchen, an exquisitely designed BBQ area and a generously proportioned covered terrace extend the living space outdoors, crafted for effortless year-round enjoyment. This versatile area features a dedicated dining space, enhanced with automatic wind screens/sun shades for ultimate comfort and privacy, complemented by ceiling heaters and a fan. This thoughtful design ensures that al fresco dining and entertaining remain a pleasure, regardless of the season or weather conditions.

Sophisticated Interiors Across Four Levels

The entrance level immediately captivates with its bright, open-plan layout, fostering a harmonious flow between the contemporary kitchen, elegant dining area, and spacious living room. Expansive sliding doors effortlessly connect these interior spaces to the inviting terrace, comfortable lounge area, and the beautiful pool garden below, blurring the lines between indoor and outdoor living. A conveniently located guest WC on this floor adds to the practical elegance.

Descending to the basement level reveals a versatile sanctuary boasting high ceilings, which enhance the sense of space and luxury. This floor features a spacious lounge, perfectly suited as a dedicated cinema room for immersive entertainment, alongside one well-appointed en-suite bedroom, a substantial additional bathroom, and a highly practical laundry area, complete with extra fridge and freezer space. This level is exceptionally adaptable, serving as a magnificent guest suite, an independent teenage retreat, or comfortable accommodation for live-in staff, offering both privacy and luxury.

The first floor is dedicated to tranquil retreats, housing two sumptuously appointed en-suite bedrooms. The master suite is a true highlight, an opulent haven of comfort and style. It benefits from its own private terrace, offering breathtaking panoramic vistas that sweep across the Mediterranean Sea – a perfect spot for morning coffee or evening reflections. This suite also boasts generous bespoke wardrobe solutions and ample space to accommodate a private home office, providing a sanctuary for both rest and productivity.

Ascending to the top floor, one discovers an impressive loft-style suite, a testament to contemporary design and flexibility, complete with its own en-suite bathroom. This expansive area is generously sized to comfortably accommodate a king-size bed,

a comfortable sofa area, and a dedicated workspace. Its exceptional versatility allows it to serve as a luxurious guest suite, an inspiring artist’s studio, or a private executive office, offering endless possibilities.

Prime Location in the Heart of Nueva Andalucía

Situated in an enviable position within Nueva Andalucía, often referred to as the "Golf Valley" for its proximity to world-class golf courses, this home places you at the epicentre of Marbella's most desirable lifestyle. The property is conveniently close to prestigious international schools, exclusive golf and padel clubs, state-of-the-art gyms, a diverse array of gourmet restaurants, and the legendary marina of Puerto Banús. This is more than just a home; it is a rare find that seamlessly combines the grandeur and freedom of villa living with unparalleled convenience and adaptable spaces. With excellent sun orientation throughout the day, guaranteeing bright and welcoming interiors, this exceptional property offers a coveted blend of sophistication, privacy, and accessibility in one of Southern Spain's most prestigious locations. An opportunity not to be missed for those seeking an uncompromised luxury lifestyle.

Details

Reference	R5483530	Property Type	Villa
Status	Sale	Price	1,500,000 €
Bedrooms	4	Bathrooms	5
Build size	292 m²	Plot Size	556 m²
Terrace	66 m²	Parking places	by request

Features

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