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



NUEVA ANDALUCÍA

A Pinnacle of Contemporary Luxury in Nueva Andalucía, Southern Spain

4,295,000 €

REFERENCE R5506741

5	5	485 m²	1,229 m²	141 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Nestled within the prestigious enclave of Nueva Andalucía, one of Southern Spain's most sought-after addresses, this exceptional three-level villa presents a true masterpiece of contemporary luxury. It seamlessly blends cutting-edge architecture with sophisticated Mediterranean design, delivering an unparalleled living experience defined by comfort and elegance. Located just moments from Marbella’s vibrant lifestyle, world-class golf courses, and stunning beaches, the property offers not just a home, but a gateway to the quintessential Costa del Sol lifestyle.

Set within an exclusive, highly private gated development, this residence ensures complete peace of mind. Residents benefit from 24-hour manned security and comprehensive surveillance cameras, creating a discreet, secure, and serene environment that allows you to fully immerse yourself in the luxurious surroundings.

Spanning a generous 1,286 m² plot, the villa boasts an impressive 485 m² of meticulously crafted built area. It accommodates five beautifully appointed bedrooms, five opulent bathrooms, and a convenient guest toilet, designed to cater to every need. The property is a harmonious blend of spaces designed for refined entertaining and relaxed family living, characterized by its spectacular proportions, an exceptional indoor-outdoor connection, and an effortlessly seamless open-plan layout.

The heart of this magnificent home is an incredible double-height living area, an architectural marvel that creates an extraordinary sense of volume, light, and grandeur. The expansive interiors flow gracefully from one zone to the next, with the living, dining, and kitchen spaces all harmoniously connected within a sophisticated open-plan design. Floor-to-ceiling glass doors, a hallmark of modern luxury, glide open onto the extensive terraces and lush gardens, forging a seamless transition between the interior sanctuary and the exterior oasis, inviting the vibrant Mediterranean lifestyle indoors.

Within the main living area, a luxurious indoor fireplace serves as an elegant focal point, casting a warm glow across the space. This is complemented by polished marble floors that exude sophistication, sleek recessed lighting that highlights architectural details, and refined contemporary detailing throughout. The bespoke designer kitchen is a chef's dream, featuring sophisticated dark cabinetry that contrasts beautifully with a substantial central island, complete with integrated seating. Equipped with premium, state-of-the-art built-in appliances, this kitchen opens directly onto the expansive covered terrace, positioning it perfectly for effortless entertaining. Generous outdoor dining and lounge areas create an exceptional setting for alfresco living, whether hosting lavish dinner parties or enjoying intimate family meals under the Spanish sky.

Beyond the villa's elegant interiors, beautifully landscaped gardens envelop the property, transforming it into a private paradise. Sculpted trees and meticulously considered planting create a wonderfully private and tranquil atmosphere, a true escape from the everyday. A pristine private swimming pool, framed by elegant stone surrounds, forms the dazzling centrepiece of the garden, offering an idyllic setting for relaxing, cooling off, and soaking up the exceptional Mediterranean climate.

The lower level of the villa is a dedicated realm of leisure and entertainment, designed to cater to every indulgence. A luxurious private cinema creates the ultimate setting for immersive movie nights, offering an unparalleled cinematic experience within the comfort of your own home. Adjacent to this, a spacious lounge area provides an exceptional environment for relaxation and entertaining family and friends, perfect for intimate gatherings or lively celebrations. This level also features a private glass-enclosed gym, showcasing striking exposed-brick detailing, providing a sophisticated wellness space for maintaining an active lifestyle without ever leaving the property.

Practicality and convenience have been carefully integrated into every aspect of the design. A secure underground garage provides ample space for three cars, offering excellent convenience, enhanced security, and additional privacy for your vehicles. The villa is also equipped with a comprehensive range of modern comforts and premium specifications, ensuring year-round living at its finest. These include full underfloor heating for ultimate warmth in cooler months, efficient hot and cold air conditioning for optimal climate control, and an advanced alarm system with infrared detectors in every room. Combined with the 24-hour manned security and extensive camera surveillance throughout the exclusive gated development, this property offers an exceptional level of security and peace of mind, without ever compromising on privacy or the desired luxury lifestyle.

With its impressive double-height architecture, extraordinary indoor-outdoor flow, luxurious entertainment spaces, private gardens and swimming pool, and highly secure setting, this remarkable villa truly represents the very best of contemporary

Mediterranean living in the heart of Nueva Andalucía, Southern Spain. It’s an exquisite sanctuary, perfectly positioned for those seeking an elevated lifestyle in one of Europe’s most desirable locations.

Main Features:

- 5 bedrooms | 5 bathrooms | Guest toilet
- 485 m² built area | 1,286 m² plot
- Three-level luxury villa
- Spectacular double-height living area
- Seamless indoor-outdoor flow
- Luxury indoor fireplace
- Designer kitchen with central island
- Floor-to-ceiling glass doors
- Covered outdoor terrace
- Private swimming pool
- Landscaped private gardens
- Luxury private cinema area
- Private gym
- Underground garage for 3 cars
- Full underfloor heating
- Exclusive gated development with 24-hour manned security

Details

Reference	R5506741	Property Type	Villa
Status	Sale	Price	4,295,000 €

Bedrooms	5	Bathrooms	5
Build size	485 m²	Plot Size	1,229 m²
Terrace	141 m²	Parking places	by request

Features

Pool, Air conditioning, Sea views, Mountain views, Private garden, 24H Security, Parking

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