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PUERTO BANÚS

from 5,450,000 €

REFERENCE R5528398

# An Iconic Vision of Modern Luxury: Brand New Beachside Villa Between Puerto Banús and San Pedro de Alcántara

| 5 | 816 m² | 609 m² | 250 m² |
|---|---|---|---|
| BEDROOMS | BUILT | PLOT | TERRACE |













# Description

Prepare to discover an unparalleled architectural masterpiece in Southern Spain, poised for completion in November 2026. This exceptional brand-new contemporary villa stands as one of the most compelling beachside propositions currently available on the prestigious Costa del Sol, perfectly nestled between the vibrant energy of Puerto Banús and the authentic charm of San Pedro de Alcántara. This five-bedroom, five-bathroom residence, spanning an impressive 816 m² across four meticulously designed levels, is discreetly positioned just 100 metres from the sparkling Mediterranean shoreline. It resides within a tranquil residential enclave, offering an exquisite balance: the world-renowned glamour of Puerto Banús a mere 1.5 km to one side, and the genuine village atmosphere of San Pedro de Alcántara 1.5 km to the other, creating a lifestyle of unparalleled convenience and luxury.

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The entire property, a testament to sophisticated living, has been conceived, designed, and furnished by the acclaimed La Albaida Diseño Interior. This collaboration has culminated in a home defined by refined architectural precision and a warm, considered elegance that permeates every space. From the moment one approaches, the villa exudes a sense of serene grandeur, seamlessly blending cutting-edge design with ultimate comfort.

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The ground floor effortlessly establishes itself as the social heart and immediate tone-setter of this magnificent residence. Upon entry, guests are greeted by a light-filled living and dining area where expansive, floor-to-ceiling retractable glass walls dissolve completely, effortlessly merging the interior with the elegant covered terraces, the meticulously landscaped garden, and the bespoke mosaic swimming pool beyond. Here, the boundary between inside and outside simply ceases to exist, replaced by a singular, generous living environment that feels as natural for a quiet, sun-drenched morning as it does for a lively evening of entertaining under the stars. The designer kitchen, a culinary dream, is artfully set against a hand-laid natural stone wall and centred around a substantial marble island with integrated bar seating. Fully fitted with top-of-the-line Miele appliances, it opens directly onto the outdoor dining terrace and pool area, ensuring it serves as much as a social hub as it does a gastronomic haven.

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Ascending to the first floor reveals the home’s private quarters, a sanctuary of peace and luxury. The master suite is a lavish retreat, boasting its own private terrace and a beautifully appointed en-suite bathroom featuring a double vanity and an indulgent walk-in rain shower – a space crafted for genuine personal luxury and complete seclusion. Two additional en-suite bedrooms share a generous terrace, offering captivating sea views and serene outlooks across the pool and gardens, ensuring that the tranquil connection to the natural setting and the azure Mediterranean is a constant presence in every private space of this home.

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The rooftop terrace presents a unique opportunity for bespoke customisation, allowing the new owner the distinct pleasure of personalising this exceptional space. Easily accessed by the private lift, it unfolds to breathtaking sea views and arrives fully pre-installed for a bar, barbecue area, outdoor shower, and a luxurious Jacuzzi, with all essential water, electrical, and structural connections meticulously in place. This is a truly blank canvas of immense potential, ready to be transformed into anything its owner envisions, whether it be an intimate sunset retreat, a vibrant venue for alfresco dining, or memorable gatherings under the magical Mediterranean sky.

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The lower level introduces a self-contained world dedicated to leisure, entertainment, and additional private accommodation. A sculptural glass staircase and the private lift descend into a light-filled lobby, which houses an elegant open-plan workspace – a thoughtful and increasingly valued addition for those who embrace the work-from-home lifestyle. Beyond, an expansive open-plan entertainment space encompasses a sophisticated billiards area, a stylish bar with full pre-installation for both a back bar and an island bar, and a relaxed TV and cinema lounge, bathed in light from floor-to-ceiling glazing opening onto a charming patio. Bedrooms four and five are both en-suite, calm, and generously proportioned – equally well suited for discerning guests, extended family, or staff. A guest WC, a substantial storage room, a state-of-the-art machine room, and a dedicated laundry room complete this level, providing the practical infrastructure that a villa of this scale and specification demands.

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Throughout the residence, the technical specification is as meticulously considered as the design aesthetics. Underfloor heating and an advanced air conditioning system are efficiently driven by a high-efficiency aerothermal system, ensuring year-round comfort. A sophisticated Sonos music system seamlessly integrates throughout the home, while UniFi by Ubiquiti manages access control and a robust wireless network. For ultimate peace of mind, an Ajax security alarm system provides comprehensive protection. Private parking for two vehicles discreetly completes this outstanding offering.

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The sought-after stretch of coastline between Puerto Banús and San Pedro de Alcántara represents one of the most desirable beachside addresses on the entire Costa del Sol. It is a location where the immediate proximity of the sea, the dynamic energy of one of Europe's most celebrated marinas, and the genuine livability and convenience of San Pedro's charming town centre and vibrant boulevard converge in a truly unique and almost impossible-to-replicate manner. Just 100 metres from the beach and with its completion anticipated in November 2026, this villa represents a rare and genuinely outstanding opportunity to acquire a brand-new luxury residence of the very highest quality in one of Marbella's most desirable and permanently in-demand coastal settings.

## Details

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|---|---|---|---|
| Reference | R5528398 | Property Type | Villa |
| Status | Sale | Price | from 5,450,000 € |
| Bedrooms | 5 | Bathrooms | by request |
| Build size | 816 m² | Plot Size | 609 m² |
| Terrace | 250 m² | Parking places | by request |

## Features

New development, Pool, Air conditioning, Heating, Sea views, Mountain views, Private garden, Lift, Parking, Holiday Home, Investment

## Personal advice

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

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