

NUEVA ANDALUCÍA

■■■■■ ■ Nueva Andalucía

■■ 5 695 000 €

■■■■■■■■ R5481826

5	532 m²	1 226 m²	100 m²
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One of just five newly built villas, Anamaya 3 occupies an elevated position in Nueva Andalucía's Golf Valley, combining contemporary architecture with generous interiors, landscaped outdoor spaces and views towards the Mediterranean and La Concha. The architecture makes deliberate use of its setting. Clean contemporary lines, full-height glazing and generous openings bring natural light into the interiors and create a strong connection between the house, terraces and gardens. Rather than relying on excess, the design is defined by proportion, openness and a layout that works equally well for everyday living and entertaining. Arranged across three levels, the main floor centres around an open-plan living and dining area alongside a high-specification kitchen fitted with premium appliances. Large sliding doors open directly onto expansive terraces, landscaped gardens and the infinity pool, creating an easy transition between indoors and out. Three bedroom suites are also positioned on this level, each with direct access or outlook towards the surrounding outdoor areas. The upper floor is dedicated entirely to the principal suite, giving it a level of privacy rarely found in a four-bedroom villa. Generous proportions, a substantial walk-in wardrobe and a refined en-suite bathroom are complemented by the property's best views, extending across the Mediterranean coastline and towards La Concha. The lower level adds another dimension to the home, with a second living room providing a more informal setting away from the principal social spaces. A private home gym and dedicated wine bodega complete the level, creating practical spaces for training, relaxing and entertaining without compromising the main living areas. Anamaya 3 gets the fundamentals right: strong contemporary architecture, a considered three-level layout and outdoor spaces designed around ■Marbella's ■climate. ■Its ■position in ■Nueva ■Andalucía ■places ■leading ■golf courses, ■restaurants, ■international schools ■and ■Puerto Banús ■within ■easy ■reach, ■while retaining the ■privacy ■of ■an ■established ■residential ■setting.

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