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NUEVA ANDALUCÍA

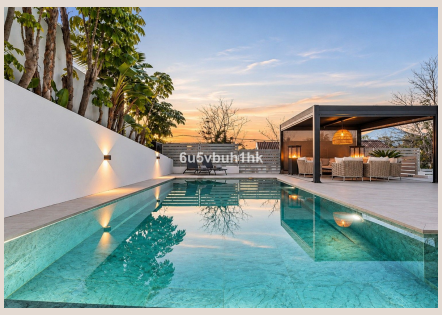
■■■■■ ■ Nueva Andalucía

3 895 000 €

■■■■■■■■ R5550532

4	3	356 m²	454 m²	26 m²
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Located in Nueva Andalucía, just a 10-minute walk from Puerto Banús, this contemporary villa combines an excellent location with modern interiors, generous outdoor living spaces and an impressive selection of lifestyle features. The property underwent a comprehensive renovation completed in 2020 and has seen very little use since, leaving the interiors and finishes in excellent condition. Arranged across three levels, the villa offers 284 m² of interior space on a 454 m² plot, with four bedrooms, four bathrooms, a private swimming pool, outdoor jacuzzi, gym, entertainment area and parking for two cars. Open-Plan Living and Contemporary Design The main living level features a bright, open-plan layout connecting the lounge, dining area and kitchen. Large sliding glass doors open directly onto the pool terrace, creating a natural flow between indoor and outdoor spaces. A suspended contemporary fireplace provides a distinctive focal point in the living area, while the modern kitchen features dark cabinetry, integrated appliances, a generous island with breakfast seating and a built-in wine cooler. Private Pool, Jacuzzi and Outdoor Entertaining The outdoor areas are a central feature of the property, with a private swimming pool surrounded by spacious sun terraces and multiple areas for relaxing and entertaining. A covered pergola provides a comfortable outdoor lounge, while the separate elevated jacuzzi offers an additional space to unwind. The terraces also feature sun loungers, landscaped planting and covered seating areas, creating an inviting environment for enjoying Marbella's Mediterranean climate. Bedrooms and Accommodation The upper floor accommodates three bedrooms, including a spacious primary bedroom, along with two bathrooms. An additional multipurpose room offers flexibility for a home office, dressing room or private lounge. The lower level includes a fourth bedroom and an additional bathroom, providing accommodation separate from the main sleeping areas. Private Gym and Entertainment Level One of the villa's most distinctive features is its dedicated leisure level. The spacious entertainment area includes a billiards table, a fitted wine storage display and a social seating area. A separate glass-enclosed gym is equipped with exercise machines and weights, providing a dedicated space for fitness without leaving home. This level also connects to a private patio, adding further flexibility to the living spaces. Prime Location – Walking Distance to Puerto Banús The villa enjoys a convenient position in Nueva Andalucía, approximately 10 minutes on foot from Puerto Banús, with its marina, restaurants, designer boutiques, beaches and lively waterfront. This location offers the opportunity to enjoy the amenities of Puerto Banús without relying on a car, while retaining the privacy and space of a detached villa. Two private parking spaces add further everyday convenience. Contemporary Living in One of Marbella's Most Desirable Locations Renovated in 2020 and only lightly used since, this villa offers a compelling combination of contemporary design, private leisure facilities and a highly convenient location. Whether as a permanent residence or a second home on the Costa del Sol, the property brings together ■comfortable ■indoor ■living, ■extensive outdoor ■spaces ■and ■easy ■access ■to Puerto ■Banús. The ■property has ■a ■valid tourist ■rental ■licence. Contact ■us ■for further information ■or ■to ■arrange ■a ■private ■viewing.

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