



**Property type :** Detached Villa

**Location :** Nueva Andalucía

**Bedrooms :** 5

**Bathrooms :** 5

**Swimming pool :** Private

**Garden :** Private

**Orientation :** North

**Views :** Sea views

**Parking :** Closed Garage

**House area :** 525 m<sup>2</sup>

**Plot area :** 1054 m<sup>2</sup>

- ✓ Close to sea
- ✓ Close to beach
- ✓ Terrace
- ✓ Furnished

- ✓ Close to golf
- ✓ Fitted wardrobes
- ✓ Solarium

- ✓ close to shops
- ✓ Lift
- ✓ White goods



New Development: Prices from 4,500,000 € to 4,500,000 €. [Beds: 5 - 5] [Baths: 5 - 5] [Built size: 525.00 m2 - 525.00 m2]

## EXCLUSIVE VILLA UNDER CONSTRUCTION IN NUEVA ANDALUCÍA, MARBELLA

We are pleased to present this magnificent newly built villa located in one of the most sought-after areas of Marbella: Nueva Andalucía.

This development combines contemporary design with traditional Andalusian architecture, offering a luxurious space tailored to meet the highest demands of the Costa del Sol real estate market.

### LAYOUT AND INTERIOR SPACES

This development is distributed across several strategically designed levels to maximize views and comfort.

The property features spacious living areas, ideal for enjoying both indoor living and the outdoor lifestyle typical of Marbella's privileged Mediterranean climate.

Each room has been thoughtfully oriented to benefit from natural light, while the day areas flow organically into the exterior terraces, creating a sense of continuity that blends indoor and outdoor living.

### PREMIUM OUTDOOR LIVING

The villa stands out for its exceptional outdoor spaces, including a contemporary designer pool surrounded by elegant wooden decking that adds warmth and sophistication.

The open porch with pergola creates the perfect space to enjoy the Mediterranean weather while maintaining privacy and comfort.

Generous terraces have been conceived as natural extensions of the indoor spaces, offering versatile areas to relax or entertain all year round in the Costa del Sol's exceptional climate.

### PRIME LOCATION

Nueva Andalucía is known as one of Marbella's most prestigious residential areas, often referred to as the "Golf Valley", home to some of the most iconic golf courses on the Costa del Sol.

This exclusive district offers both tranquility and privacy in a strategic location close to all services.

The property is perfectly positioned to provide the best of both worlds: the serenity of an upscale residential setting and proximity to Marbella's key attractions.

### CONNECTIVITY AND AMENITIES

From this development, you will enjoy easy access to:

- Iconic golf courses such as Real Club de Golf Las Brisas
- The exclusive Puerto Banús with its luxury marina and high-end shopping
- High-quality beaches like Puerto Banús and Cabopino Premium shopping centers such as Centro Plaza
- Excellent restaurants, international schools, and first-class medical services

### INVESTMENT OPPORTUNITY

This development represents an exceptional opportunity to acquire a newly built property in one of the most desirable locations in Southern Europe. Marbella's real estate market has consistently proven to be a solid long-term investment, especially in Nueva Andalucía, where properties retain their exclusivity and high value.

As the villa is currently under construction, there is still the possibility to customize certain features according to the buyer's preferences, creating a truly unique home tailored to specific needs.

Exclusivity, comfort, and Mediterranean lifestyle in the heart of Nueva Andalucía.

