



## VILLA MIT 5 SCHLAFZIMMER

📍 Nueva Andalucía

**REF# R4819237 – 4.500.000€**

IBI

1800 €/JAHR

Müll

100 €/JAHR



5

Schlafzimmer



5

Bäder



606 m<sup>2</sup>

Built



1002 m<sup>2</sup>

Bauland



200 m<sup>2</sup>

Terrace

This villa, perfectly situated between Puerto Banus and Nueva Andalucía, embodies contemporary living on the Costa del Sol. Completed in 2020 and recently enhanced, it offers 606m<sup>2</sup> of elegant living space on a 1002m<sup>2</sup> plot, where modern design seamlessly integrates with comfort and convenience.

The villa features five spacious bedrooms, each with a luxurious en-suite bathroom, and additional guest

toilets. Spread across three levels, the home provides ample space for both privacy and social gatherings. The stunning rooftop terrace offers breathtaking Mediterranean views, ideal for relaxation and entertainment.

Amenities include a dedicated wine cellar, private cinema room, sauna, steam shower, and state-of-the-art gym, catering to various lifestyles. The outdoor areas are equally inviting, with a rooftop terrace featuring an outdoor kitchen and jacuzzi, and a lush garden with a heated saltwater pool.

Conveniently located just a short walk from Puerto Banus and Nueva Andalucía, the villa offers access to restaurants, shops, and beaches while ensuring complete privacy. High-security systems, including surveillance cameras and an armored door, provide peace of mind.

Fully furnished in sophisticated tones, the villa is move-in ready, with high-speed wifi, a utility room, laundry facilities, and ample storage. This residence is more than just a home—it's a gateway to an unparalleled lifestyle, offering modern luxury in one of Marbella's most desirable areas.



