



# VILLA FOR SALE CLOSE TO PUERTO BANUS | NUEVA ANDALUCIA

6,950,000 €

Reference: 1035AMA Bedrooms: 5 Bathrooms: 7 Plot Size: 909m<sup>2</sup> Build Size: 742m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Luxury Villa for Sale in Nueva Andalucia, Near Puerto Banus – A Masterpiece of Design and Comfort Discover this exceptional property near Puerto Banus, located in the heart of Nueva Andalucia, designed to deliver the ultimate Costa del Sol lifestyle. Just minutes from the beach and essential amenities, this villa combines modern, sophisticated design with a prime location. Extraordinary Architecture for Luxurious Living This villa exemplifies architectural excellence. The exterior features a stunning infinity pool seamlessly flowing from the garden into the interior spaces, creating a spectacular visual effect enhanced by LED lighting for an enchanting ambiance at night. The expansive outdoor spaces include: •Spacious terraces with lounge areas and alfresco dining spaces. •Private access via a driveway leading to a secure garage. Every detail has been meticulously crafted to ensure privacy and an exclusive living experience. Luxurious and Functional Interiors The villa's interiors offer a flawless blend of elegance and practicality: •Open-plan living area: Floor-to-ceiling windows and double-height ceilings flood the space with natural light. •Tajal Travertine stone walls: Seamlessly connecting the indoor and outdoor spaces. •State-of-the-art kitchen: Featuring top-of-the-line appliances, natural oak finishes, and direct access to both formal and intimate dining areas. An elevator connects all levels of the villa, including the spectacular rooftop terrace with 360° views of La Concha Mountain and the Mediterranean Sea. Bedrooms and Entertainment Spaces Villa P boasts five en-suite bedrooms, each tastefully decorated to perfection: •Master suite: Includes direct terrace access, a dedicated beauty area, and a luxurious master bathroom. For leisure and entertainment, the dedicated entertainment level features: •A custom bar and wine cellar. •A chill-out lounge and TV area that doubles as a private cinema. •Unique pool views, visible even from this level. A Strategic and Prestigious Location Situated in one of Marbella's most sought-after areas, Villa P offers unparalleled convenience and excellent connectivity: •Close to Puerto Banus: One of the Costa del Sol's most glamorous destinations. •Proximity to top attractions: Including the Hard Rock Hotel, Centro Plaza Shopping Centre, and Marbella's beaches. •Easy access to the A-7 coastal road: Connecting you to nearby areas effortlessly. A Unique Investment Opportunity Purchasing this luxury villa near Puerto Banus beach offers not only an exclusive living experience but also outstanding investment benefits: •Growth potential: Nueva Andalucia remains one of the most desirable areas for luxury properties. •High rental yield: Ideal as a residence or as an investment in Costa del Sol real estate. •Long-term value: Thanks to its combination of location, design, and construction quality. Don't miss the chance to own this extraordinary villa in one of Marbella's most exclusive neighborhoods. Contact us today to schedule a private viewing and discover your new luxury lifestyle.



## Features:

### Views

Garden

### Energy Rating

In Progress

### CO2 Emission Rating

In Progress

## Distance:

Puerto Banus: 0.5 km