



## Detached Villa for sale in Nueva Andalucía, Marbella

**8.500.000 €**

Reference: R4834690   Bedrooms: 6   Bathrooms: 9   Plot Size: 1.107m<sup>2</sup>   Build Size: 843m<sup>2</sup>   Terrace: 314m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

We are excited to present this fascinating modern Villa in Atalaya Rio Verde, the outskirts of Nueva Andalucia just few steps away from the renowned Puerto Banus. Atalaya Rio Verde is one of Marbella's heritage locations, with historical Villas benefiting from enviable proximity to Puerto Banus and the beach. Properties in this neighbourhood are rarely available on the market and acquiring a brand-new Villa in this spot is definitely a fantastic opportunity. With direct access to A7 and AP7, residents are minutes away from best amenities and important destinations. The property is in a calm residential street and has La Concha Mountain as backdrop, and garden views from all rooms facing towards South. The facade is a masterpiece, commanding attention with its striking design, while the property entrance features a stunning water feature that adds to its allure. Sitting on a generous plot, the property is surrounded by meticulously landscaped gardens, providing both beauty and privacy from neighbours. The well-manicured garden is an oasis in the summer months, perfect for relaxation and outdoor enjoyment. Step onto the generous terraces, designed for alfresco dining and chill-out areas, complete with an outdoor kitchenette and BBQ for outdoor entertaining. The incredible private pool is a highlight, featuring a sunken chill-out area for added luxury and entertainment. The ground floor offers direct terrace access through floor-to-ceiling glass sliding doors, flooding the open plan living, dining, and kitchen area with natural light. The interiors are refined, exuding sophistication and comfort at every turn. The bespoke kitchen, with its deep wooden cabinets, offers both aesthetic beauty and practicality, equipped with state-of-the-art appliances and ample counter and storage space. A guest bedroom is also conveniently on the ground level. The upper level is reserved for guest suites and the master bedroom. The master bedroom steals the show with its elegant decor, direct terrace access, walk-in closet, beauty station and luxurious bathroom featuring a standalone bathtub, double vanity and walk-in shower. The lower level is dedicated to amenities, including an incredible home gym, sauna, wine bodega, and an entertainment room with a custom bar. A generous garage provides ample space for cars



## Features:

### Caratteristiche

Terrazza coperta  
Ascensore  
Vicino ai mezzi di trasporto  
Terrazza privata  
Ripostiglio  
Bagno privato  
Doppio vetro  
Armadi a muro  
Solarium  
Palestra  
Sauna  
Sala giochi  
Ripostiglio  
Jacuzzi  
Barbecue  
Seminterrato

### Viste

Mare  
Montagna  
Giardino  
Piscina

### Piscina

Privata

### Giardino

Privato

### Categoria

Lusso

### Orientamento

Sud

### Collocamento

Vicino al golf  
Vicino al porto  
Vicino al mare  
Vicino ai negozi  
Vicino alla città  
Vicino alle scuole

### Mobilia

Completamente arredato

### Sicurezza

Complesso residenziale privato  
Sistema di allarme

### Climate Control

Aria condizionata  
Camino  
Riscaldamento a pavimento

### Condizione

Eccellente  
Nuove costruzioni

### Cucina

Completamente attrezzata

### Parcheggio

Privato  
Più di uno