



**Plot with exclusive project for sale for a luxury villa, with sea views and walking distance to Puerto Banus, Marbella**

Marbella Area

🏠 Plot 📏 Plot 3607 m<sup>2</sup> 🏠 Built 1878 m<sup>2</sup> 📄 - 🏠 - 📄 - 📄 # Ref. 161881

🏠 5.250.000 €

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## Plot with project for a modernist villa for sale in Nueva Andalucia, Marbella

### HIGHLIGHTS

- Project for a sophisticated new build villa.
- Breathtaking sea views.
- The building permit has already been approved.
- Last, largest plot of 3,607m<sup>2</sup> in the urbanization.
- Customizable.

### THE LOCATION

Situated in a quiet, residential area with easy access to the A7 coastal road.  
Centrally located within walking distance of the sandy beaches and lively promenade of the Golden Mile and Puerto Banus' marina.  
**Everything is within easy reach.**  
The picturesque old town of Marbella is a 10-minute drive away, Malaga International Airport is a 35-minute drive away.

### THE VILLA PROJECT

#### In figures:

Plot: 3,607m<sup>2</sup>  
Buildable area: 1,878m<sup>2</sup> excluding terraces and verandas.  
3 floors  
**Price is only for the plot, project and building license!**

#### Description:

**Project for an innovative, advanced luxury villa.**  
**Last, largest plot in this prestigious residential area.**  
Well-maintained garden architecture with spectacular private pool.  
Several open and shaded terraces offer the opportunity to enjoy the pleasant Mediterranean climate.  
**Breathtaking sea views from the ground floor.**  
Contemporary, sleek design.  
**High sliding windows with recessed profiles ensure a seamless transition between the indoor and outdoor spaces.**

Cosy TV lounge with fireplace.

Open kitchen with lots of storage space, an island and an integrated dining area.

On the upper floor 2 large en-suite bedrooms each with their own dressing and private terrace.

The lower floor can be furnished with a mancave and/or other recreational areas.

Equipped fitness room with adjoining spa facilities including an indoor pool, sauna and Turkish steam bath.

**Indoor garage for 6 cars.**

Additional private parking for 3 cars.

Other features:

**Elevator to all floors.**

Fireplace.

Custom built-in wardrobes.

Glass balustrades.

LED lighting inside and outside.



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