



Elegant, single-storey, newly built villa for sale in a prime golf area of Nueva Andalucia, Marbella
Marbella Area

🏠 House 📏 Plot 1014 m² 🏠 Built 650 m² 🏠 Terrace 296 m² 🛏 5 📶 6 # Ref. 199700

📞 On request

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Off-plan luxury villa with an exclusive design for sale in Nueva Andalucia, Marbella

HIGHLIGHTS

- Close to all amenities.
- 5 bedrooms, 6+2 bathrooms.
- Open-plan layout with inviting terraces.
- Space, light, absolute luxury and comfort.
- Under construction.

THE LOCATION

Strategically located in the heart of Nueva Andalucia's golf valley, this villa is just a short distance from luxury shops, charming cafes, and various local amenities. International schools are less than a 10-minute drive away, while the beach is just 7 minutes away. The area is surrounded by leading golf courses, making it a dream location for golfers. Furthermore, the vibrant Puerto Banús is nearby, known for its exclusive boutiques, beach clubs, gastronomy, and nightlife.

THE VILLA

In figures:

Plot: 1,014m²
Built area: 650m²
Living area: 534m²
Terrace area: 296m²
Bedrooms: 5
Bathrooms: 6
Guest toilets: 2
Ground floor + basement
P.O.A.
(Please note: the price will increase as construction progresses)

General:

Spacious plot, surrounded by greenery.

The manicured garden is meticulously landscaped with tropical plants and lawn.

The **infinity pool** is the stunning focal point of the outdoor space, designed with **sleek, modern lines** and a luxurious feel.

The surrounding terraces, along with the **beautifully designed pavilion** with a **sunken lounge**, create an exclusive outdoor experience that instantly invites relaxation. Relaxing views of the lush tropical plants surrounding the villa.

Description:

The villa features modern, pavilion-style architecture with clean lines, large glass windows, and separate volumes surrounding the terrace. It is designed entirely on one level for a seamless transition between indoors and outdoors.

Designed with excellent craftsmanship, sustainable materials, and a bespoke interior concept.

The interior utilizes a warm, natural colour palette with soft sand and beige tones, complemented by light wood and subtle accents.

Bright open-plan living area.

Minimalist designer kitchen equipped with top-of-the-line appliances and a cooking island with seating.

5 bedrooms, 6 bathrooms, and 2 guest toilets.

The central downstairs area combines a modern lounge, a playroom, and a luxurious bar, creating the ideal place for relaxation and socializing.

An exclusive wellness area with a state-of-the-art fitness studio, a private massage room, and an adjoining sauna.

Office space.

Laundry room.

Technical room.

Indoor garage for 2 cars.

Additional parking for 2 cars.

Other features:

Private elevator.

Air conditioning for cooling and heating.

High ceilings.

Large cream-colored tile floors.

Modern fireplace.

Double glazing.

Glass balustrades.

Custom carpentry.

LED lighting inside and out.

Expected completion Q3 2026.



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