



Contemporary designer villa with panoramic views for sale in Nueva Andalucía's Golf Valley, Marbella
Marbella Area

🏠 House 📏 Plot 1727 m² 🏠 Built 986 m² 🏠 Terrace 528 m² 🛏 5 🗺 5 # Ref. 210500

🏠 11.750.000 €

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Brand-new ultra-luxury designer villa for sale in Nueva Andalucía, Marbella

HIGHLIGHTS

- Spacious villa with exceptional architecture.
- Panoramic views over the Golf Valley, including Las Brisas Golf and La Concha mountain.
- Extensive entertainment level featuring an indoor pool, jacuzzi, cinema and gym.
- Move-in ready.

LOCATION

This exclusive villa is located in the prestigious area of Nueva Andalucía, widely known as Marbella's renowned "Golf Valley". The property enjoys a peaceful and discreet setting close to lush fairways, where privacy blends seamlessly with excellent access to premium sports and leisure facilities. Within just a few minutes, you will find some of the Costa del Sol's most prestigious golf courses, as well as international schools, fine dining restaurants and exclusive boutiques. The world-famous Puerto Banús marina and beautiful sandy beaches are also within easy reach.

THE VILLA

In figures:

Plot: 1,727 m²
Built area: 986 m²
Terraces: 528 m²
Bedrooms: 5
Bathrooms: 5
Guest toilet

General:

A generous, gently sloping 1,727 m² plot offering maximum privacy while blending perfectly with the surrounding landscape.

The indoor and outdoor areas are finished with large-format Italian porcelain tiles (160x160 cm), creating a seamless and **luxurious transition between interior and exterior living spaces**. Dedicated zones have been designed for outdoor dining, lounging and sunbathing.

A beautifully finished swimming pool features ambient lighting and pre-installation for a heat pump.

The property enjoys open, uninterrupted views over the rolling golf valley and Marbella's iconic mountains.

Description:

This brand-new, ultra-luxury designer villa exudes understated confidence and refined elegance.

The home is distributed across **three carefully designed levels**, connected through a fluid and logical architectural layout.

Only the highest quality and durable materials have been used, including natural stone, aluminium façade cladding, solid masonry, marble and porcelain finishes.

The interior is calm and sophisticated, defined by abundant natural light and a **minimalist yet warm aesthetic**.

Floor-to-ceiling aluminium sliding doors and windows with slim, recessed frames and solar-control double glazing ensure a seamless indoor-outdoor living experience.

The **impressive main living area** on the ground floor is fully open plan, where the living room, dining area and kitchen flow effortlessly into one another.

The **state-of-the-art open kitchen** is fully fitted with Miele appliances and features a sleek, contemporary design.

There are five spacious bedrooms, each with a luxurious en-suite bathroom finished in marble or porcelain, complemented by an elegant guest toilet with designer wallpaper.

The fully independent lower level serves as a true extension of the home, offering an exceptional standard of luxury.

This entertainment level includes a **private home cinema (30 m²)**, a **gym with parquet flooring**, and a **wellness area featuring a sauna, cold plunge pool and heated jacuzzi**.

In addition, there is a **bespoke wine cellar (bodega)**, a separate laundry room, and a fully **self-contained 40 m² studio apartment** for guests or staff.

Multiple spacious storage rooms are also included.

Practical laundry area equipped with high-end Siemens appliances.

Double indoor garage for two cars and an additional carport for two cars.

Additional features:

Air conditioning for cooling and heating

Underfloor heating throughout the entire property

Dual-flow mechanical ventilation system with heat recovery for optimal indoor climate

Built-in wardrobes

Double glazing

Glass balustrades

Home automation system

LED lighting inside and outside

Automated irrigation system

High-quality electrical and telecommunications installations



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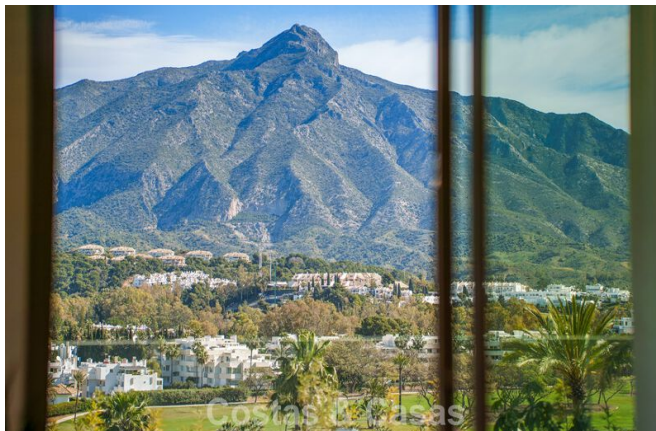
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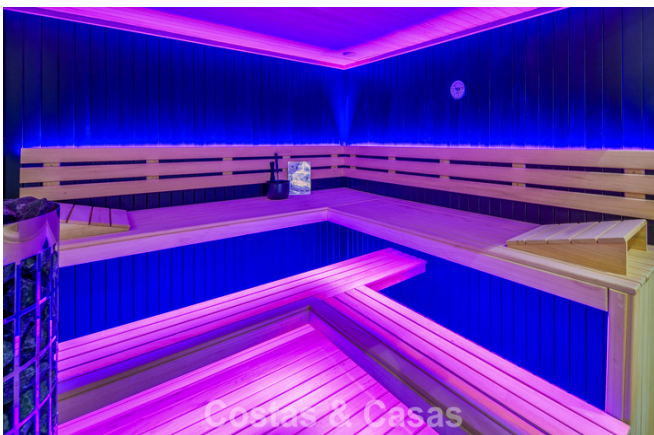
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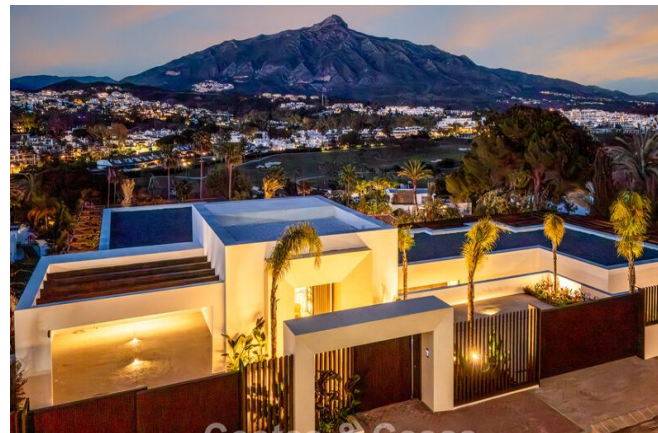
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