



**Contemporary luxury villa with minimalist design for sale in Nueva Andalucía, Marbella**  
Marbella Area

🏠 House 📐 Plot 1286 m<sup>2</sup> 🏡 Built 485 m<sup>2</sup> 🏠 Terrace 308 m<sup>2</sup> 🛏 5 🚿 5 # Ref. 219700

🔗 4.295.000 €

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## Move-in-ready contemporary villa with a spacious rooftop terrace for sale in Nueva Andalucía, Marbella

### HIGHLIGHTS

- Gated residential enclave.
- Spacious rooftop terrace with jacuzzi.
- Panoramic views.
- South-west facing.
- 5 bedrooms, 5 bathrooms.
- Open-plan living space.
- Move-in ready.

### LOCATION

Situated in one of the most sought-after residential areas of Nueva Andalucía, in the heart of the prestigious Golf Valley, with the iconic La Concha mountain providing an impressive backdrop.

The lush, peaceful surroundings are home to renowned golf clubs, including Aloha Golf Club and Las Brisas, both offering an extensive range of facilities.

The beautiful beaches and exclusive marina of Puerto Banús are less than ten minutes away by car, driving through the Golf Valley. The vibrant centre of Marbella is also easily accessible, just a fifteen-minute drive away.

The villa is located within a stylish, gated residential enclave, surrounded by other contemporary villas that perfectly complement the modern character of the neighbourhood.

### THE VILLA

#### In figures:

Plot size: 1,286 m<sup>2</sup>

Built area: 485 m<sup>2</sup>

Terrace area: 308 m<sup>2</sup>

5 bedrooms

5 bathrooms

#### General:

**Generous, elevated plot, fully enclosed.**

Landscaped gardens with mature planting, providing an added sense of privacy.

**Covered and sun-drenched terraces, including a spacious rooftop terrace** with a jacuzzi, offering additional space for relaxation.  
**South-west orientation**, allowing the outdoor areas to enjoy the afternoon and evening sun.  
Open views across the picturesque surroundings and countryside.

## Description:

**Detached villa built in a sleek, contemporary architectural style.**

The property has been finished with high-quality materials, including natural stone and warm wood accents.

The interior features a clean, understated and light-filled aesthetic, with an open-plan layout.

**Large floor-to-ceiling glazed windows and sliding doors** blur the boundaries between indoor and outdoor living, always keeping the horizon in view.

**Open-plan living area with a partially double-height ceiling**, comprising a TV lounge and an integrated dining area, subtly separated by an elegant partition featuring a **double-sided open fireplace**.

**Spacious kitchen**, fully equipped with top-of-the-range appliances and an island providing the perfect space for cooking and informal breakfasts.

**The property offers 5 bedrooms, each with its own en-suite bathroom, including a generous master suite with a dressing room and private terrace.**

High-quality cream-coloured marble flooring.

An entertainment area featuring a **home cinema and a fully equipped fitness area**.

Ample storage space and a laundry room are located on the lower ground floor.

**Private garage for 3 cars**, with additional parking available on the property.

Additional features:

Air conditioning for cooling and heating.

**Underfloor heating.**

Fitted wardrobes.

Double glazing.

Glass balustrades.

Indoor and outdoor LED lighting.

Terrace sun blinds.

Outdoor shower.



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