



## Detached Villa for sale in Nueva Andalucía, Marbella

**3,500,000 €**

Reference: JNP5236063 Bedrooms: 3 Bathrooms: 4 Plot Size: 400m<sup>2</sup> Build Size: 287m<sup>2</sup> Terrace: 100m<sup>2</sup>





---

## Costa del Sol, Nueva Andalucía

This newly built (under construction) contemporary villa in modern concrete style offers luxurious open-plan living at its finest. Located in the heart of Nueva Andalucía, just one minute from Puerto Banús and within walking distance to shops and the marina. Marbella town centre and San Pedro are only a short drive away.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Barbeque  
WiFi  
Gym  
Fiber Optic  
Near Church  
Jacuzzi  
Solarium  
Basement  
Sauna  
Games Room  
Access for people with reduced mobility  
Bar

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Close To Marina  
Close To Forest

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
More Than One

### Climate Control

Pre Installed A/C  
Cold A/C  
Hot A/C  
Fireplace  
U/F Heating  
U/F/H Bathrooms  
Central Heating

### Condition

New Construction

### Garden

Private  
Landscaped  
Easy Maintenance

### Utilities

Photovoltaic solar panels  
Solar water heating

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool  
Forest

### Pool

Heated  
Private

### Security

24 Hour Security  
Alarm System  
Electric Blinds  
Entry Phone  
Safe

### Category

New Development