

## Villa for sale in Nueva Andalucía, Costa del Sol

5 Bedrooms | 5 Bathrooms | 444 m<sup>2</sup> Interior | 300 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 2,896 IBI | € 104 Rubish tax | € 8,736 Community fees



### Property Description

#### Exclusive Villa with Panoramic Views in the Heart of Nueva Andalucía

This majestic villa, nestled in the prestigious heart of Nueva Andalucía, embodies a lifestyle of unmatched elegance, comfort, and sophistication. With breathtaking views of Puerto Banús, the shimmering Mediterranean Sea, and the iconic La Concha mountain, this exceptional residence offers a panoramic setting that feels like a living postcard every day.

The villa boasts five spacious bedrooms and five stylish bathrooms, thoughtfully designed to combine luxury, privacy, and openness. Upon arrival, a grand driveway welcomes you, offering space for three to five vehicles. To the side, a discreet storage area provides the perfect place for garden tools, bicycles, or sports equipment.

A unique feature of this property is its two separate entrances. The first, located beside the storage area, leads into a versatile space ideal as a home office or playroom. From here, you access three en-suite bedrooms, each with its own charm. Two enjoy stunning views of the sea and mountains, while the third overlooks lush greenery and rolling hills – a true retreat for those seeking peace and tranquility.

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.  
A stylish lifestyle awaits you at the heart of the Costa del Sol, where the living room, dining space, and

kitchen flow together in an open, airy, and elegant ambiance. This floor also features a fourth bedroom with en-suite bathroom, which can conveniently serve as a guest toilet.

## MARBELLA LIVING

Estate Agents

The villa's second access point is located on the opposite side of the plot. A charming exterior staircase leads to a beautifully appointed outdoor kitchen with a dining area – perfect for refined al fresco dinners under the stars. Here, you'll also find the main entrance and the spectacular infinity pool – a true architectural masterpiece with sweeping views over the sea, the mountains, and the vibrant Puerto Banús marina.

€ 4,950,000

Ref: R5062380

Inside, the living area exudes understated grandeur, featuring a large dining table and expansive windows framing the horizon. The state-of-the-art open-plan kitchen is fully equipped with premium appliances, generous storage, and exquisite finishes to satisfy even the most discerning gourmet.

The upper floor is entirely dedicated to the master suite – a sublime private sanctuary where luxury meets serenity. From the bed, enjoy uninterrupted views of the mountains and the sea. The suite includes a spacious walk-in wardrobe, a cozy lounge corner, and an elegant bathroom with a view of La Concha that makes every morning feel magical – a daily reminder of the extraordinary life this villa offers.



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