



3.500.000 €

## Description:

New Development: Prices from 3,500,000 € to 3,500,000 €. [Beds: 3 - 3]  
[Baths: 4 - 4] [Built size: 287.00 m2 - 287.00 m2]

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.

Spread across 3 floors, this villa features 3 bedrooms and 4 bathrooms, perfectly designed for comfortable living and hosting. The modern interior space blends seamlessly into a bright and open layout, enhanced by large floor-to-ceiling windows that connect the interior with the outdoor areas.

**Interior**  
The ground floor welcomes you with a spacious open-plan living and dining area that flows naturally onto the large terraces. The fully equipped modern kitchen integrates perfectly into the living space, creating an inviting atmosphere for cooking, entertaining, and relaxing. The upper floors host the bedrooms, each with its own en-suite bathroom.

## Characteristics:

### Setting:

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

### Condition:

New Construction

### Pool:

Private, Heated

### Climate Control:

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

### Views:

Sea, Mountain, Panoramic, Garden, Pool, Forest

### Features:

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

## Location: NUEVA ANDALUCÍA

Type of the property	Villa
Bedrooms	3
Bathrooms	4
Built	287m <sup>2</sup>
Terrace	100m <sup>2</sup>
Plot area	400m <sup>2</sup>