



## Detached Villa for sale in Nueva Andalucía, Marbella

8.500.000 €

Reference: R4834690   Bedrooms: 6   Bathrooms: 9   Plot Size: 1.107m<sup>2</sup>   Build Size: 843m<sup>2</sup>   Terrace: 314m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

We are excited to present this fascinating modern Villa in Atalaya Rio Verde, the outskirts of Nueva Andalucia just few steps away from the renowned Puerto Banus. Atalaya Rio Verde is one of Marbella's heritage locations, with historical Villas benefiting from enviable proximity to Puerto Banus and the beach. Properties in this neighbourhood are rarely available on the market and acquiring a brand-new Villa in this spot is definitely a fantastic opportunity. With direct access to A7 and AP7, residents are minutes away from best amenities and important destinations. The property is in a calm residential street and has La Concha Mountain as backdrop, and garden views from all rooms facing towards South. The facade is a masterpiece, commanding attention with its striking design, while the property entrance features a stunning water feature that adds to its allure. Sitting on a generous plot, the property is surrounded by meticulously landscaped gardens, providing both beauty and privacy from neighbours. The well-manicured garden is an oasis in the summer months, perfect for relaxation and outdoor enjoyment. Step onto the generous terraces, designed for alfresco dining and chill-out areas, complete with an outdoor kitchenette and BBQ for outdoor entertaining. The incredible private pool is a highlight, featuring a sunken chill-out area for added luxury and entertainment. The ground floor offers direct terrace access through floor-to-ceiling glass sliding doors, flooding the open plan living, dining, and kitchen area with natural light. The interiors are refined, exuding sophistication and comfort at every turn. The bespoke kitchen, with its deep wooden cabinets, offers both aesthetic beauty and practicality, equipped with state-of-the-art appliances and ample counter and storage space. A guest bedroom is also conveniently on the ground level. The upper level is reserved for guest suites and the master bedroom. The master bedroom steals the show with its elegant decor, direct terrace access, walk-in closet, beauty station and luxurious bathroom featuring a standalone bathtub, double vanity and walk-in shower. The lower level is dedicated to amenities, including an incredible home gym, sauna, wine bodega, and an entertainment room with a custom bar. A generous garage provides ample space for cars



## Features:

### Özellikler

Kapalı teras  
Kaldırmak  
Ulaşım yakınında  
Özel teras  
Depo  
Ensuite Banyo  
Çift cam  
Takılmış gardıroplar  
Solaryum  
Spor salonu  
Sauna  
Oyun odası  
Kamu hizmeti odası  
Jakuzi  
Barbekü  
Bodrum

### Görüşler

Deniz  
Dağ  
Bahçe  
Havuz

### Havuz

Özel

### Bahçe

Özel

### Kategori

Lüks

### Oryantasyon

Güney

### Ayar

Golf'e yakın  
Limana yakın  
Denize yakın  
Dükkanlara Yakın  
Şehre yakın  
Okullara yakın

### Mobilya

Tamamen mobilyalı

### Güvenlik

Kapılı kompleks  
Alarm sistemi

### İklim kontrolü

Klima  
Şömine  
U/F Isıtma

### Durum

Harika  
Yeni İnşaat

### Mutfak

Kısmen takılı

### Otopark

Özel  
Birden fazla