



Detached Villa for sale in Nueva Andalucía, Marbella

8,500,000 €

Reference: R4834690 Bedrooms: 6 Bathrooms: 9 Plot Size: 1,107m² Build Size: 843m² Terrace: 314m²





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:

Features

Covered Terrace
Lift
Near Transport
Private Terrace
Storage Room
Ensuite Bathroom
Double Glazing
Fitted Wardrobes
Solarium
Gym
Sauna
Games Room
Utility Room
Jacuzzi
Barbeque
Basement

Views

Sea
Mountain
Garden
Pool

Pool

Private

Garden

Private

Category

Luxury

Orientation

South

Setting

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

Furniture

Fully Furnished

Security

Gated Complex
Alarm System

Climate Control

Air Conditioning
Fireplace
U/F Heating

Condition

Excellent
New Construction

Kitchen

Partially Fitted

Parking

Private
More Than One