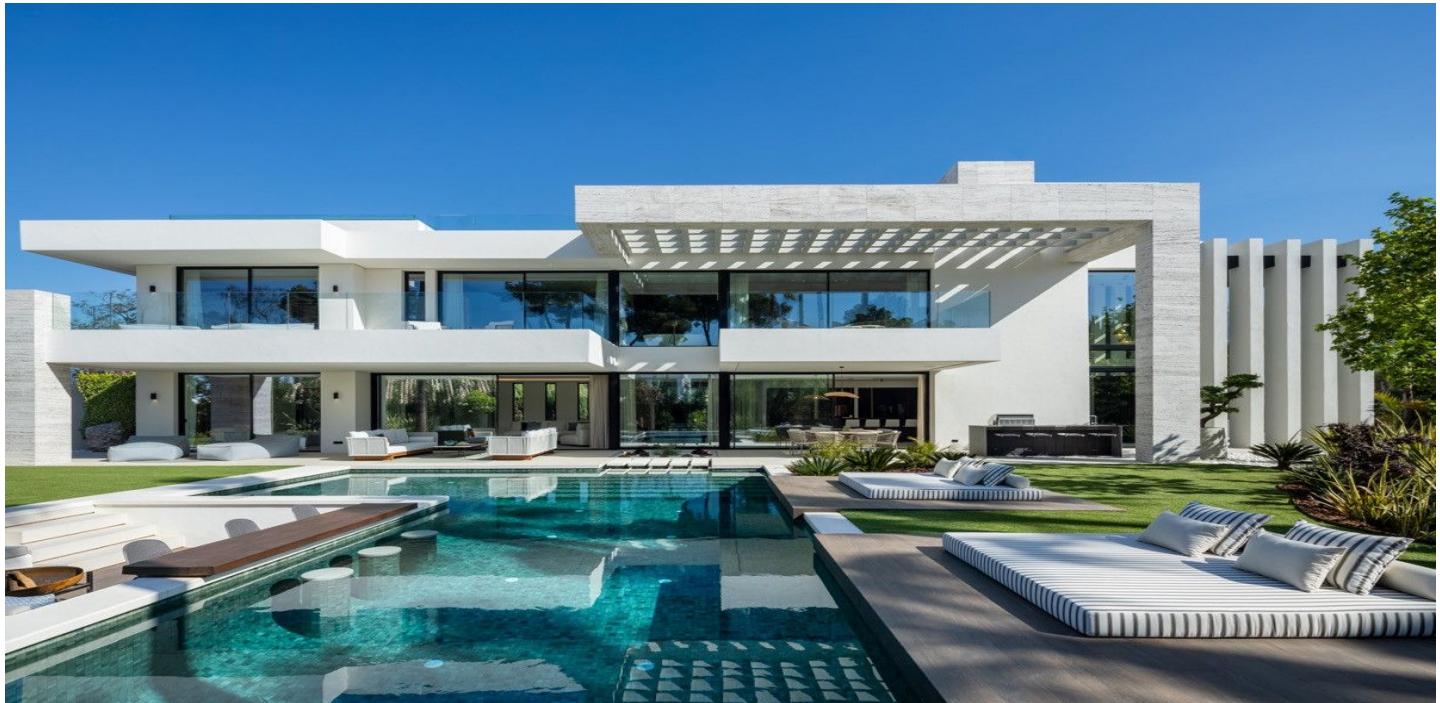




Detached Villa for sale in Nueva Andalucía, Marbella

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 Andalucía 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	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Lift		Fireplace
Near Transport		U/F Heating
Private Terrace		
Storage Room		
Ensuite Bathroom		
Double Glazing		
Fitted Wardrobes		
Solarium		
Gym		
Sauna		
Games Room		
Utility Room		
Jacuzzi		
Barbeque		
Basement		
Views	Setting	Condition
Sea	Close To Golf	Excellent
Mountain	Close To Port	New Construction
Garden	Close To Sea	
Pool	Close To Shops	
	Close To Town	
	Close To Schools	
Pool	Furniture	Kitchen
Private	Fully Furnished	Partially Fitted
Garden	Security	Parking
Private	Gated Complex	Private
	Alarm System	More Than One
Category		
Luxury		