



Bedrooms: 3 | Bathrooms: 3 | Plot: 400m<sup>2</sup> | Built: 285m<sup>2</sup> | Ref.: R5330269

3,450,000€

## Detached Villa for sale in Nueva Andalucía

Rental Conditions - Monthly rent: €13,500 - Security deposit: 2 months' rent - Upfront payment required - Rental term: Monthly rental available for up to 11 months  
Contemporary Villa in the Heart of Nueva Andalucía This newly built contemporary villa is a striking example of modern concrete architecture, offering refined luxury and effortless open-plan living. Ideally positioned in the heart of Nueva Andalucía, the property enjoys an unbeatable location just one minute from the world-renowned Puerto Banús and within walking distance of upscale boutiques, fine dining, and all essential amenities. Marbella town centre and San Pedro are only a short drive away, ensuring both convenience and exclusivity. Elegant Interior Living Distributed across three impeccably designed levels, the villa offers 2 spacious bedrooms and t...

- **Pool:**
  - Private
  - Heated

- **Garden:**
  - Private
  - Landscaped

- **Parking:**
  - Underground
  - Garage

- **Setting:**
  - Town
  - Commercial Area

- **Orientation:**
  - East
  - South East

- **Views:**
  - Sea
  - Mountain

- **Condition:**
  - Excellent
  - Recently Renovated

- **Furniture:**
  - Fully Furnished

- **Kitchen:**
  - Fully Fitted

