



Villa - Chalet en venta en Nueva Andalucía, Marbella

8.500.000 €

Referencia: R4834690 Dormitorios: 6 Baños: 9 Terreno: 1.107m² Construído: 843m² Terraza: 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





Características:

Armarios Empotrados

Sala de Juegos

Sótano

Lujo

Caracteristicas Orientación Climatización

Terraza Cubierta Sur Aire Acondicionado

Ascensor Chimenea

Cerca de Transporte Suelo Radiante Terraza Privada

Trastero - Almacén

Baño En-Suite Doble acristalamiento

Solario Gimnasio Sauna

Lavadero Jacuzzi Barbacoa

Vistas Posición **Estado**

Cerca de Golf Excelente estado de conservación Vistas al Mar

Vistas a Montaña Cerca de Puerto Nueva Construcción Vistas a Jardín Cerca del Mar

Vistas a Piscina Cerca de Tiendas

Cerca de Cuidad

Cerca de Colegios **Piscina** Muebles Cocina

Piscina Privada Completamente Amueblada Cocina Parcialmente Equipada

Seguridad **Jardin Aparcamiento** Jardín Privado Recinto Cerrado Párking Privado

Alarma More Than One Categoría