

**Ref.-ID: MIBGR5428045**

**Nueva Andalucía**

**Дом**



**7**



**6.5**



**667 m2**



**1130 m2**

Situated in the prestigious residential area of Nueva Andalucía, this exceptional luxury villa offers breathtaking panoramic views of La Concha Mountain, the Mediterranean Sea, and nearby golf courses, while being just a five-minute drive from Puerto Banús, beautiful beaches, and an outstanding selection of restaurants, shopping, and leisure facilities. Built over three spacious levels, the villa has been designed to provide an outstanding indoor and outdoor living experience for families, large groups, and holiday guests. A welcoming entrance leads into a bright living room that opens directly onto the expansive terrace and impressive heated infinity swimming pool. Pool heating is available for an additional fee, allowing year-round enjoyment. The fully equipped kitchen has been designed for entertaining on a grand scale, featuring multiple refrigerators, a wine cooler, an ice machine, premium appliances, and a dining area that comfortably seats sixteen guests. Adjacent to the kitchen is a separate scullery and laundry room equipped with a washing machine and tumble dryer for added convenience. Outdoor living is one of the villa's defining features. The main terrace includes a spectacular barbecue area, a five-person Jacuzzi, generous lounge spaces, and direct access to the landscaped gardens and infinity pool. The entertainment continues on the upper levels, where a stylish covered bar and lounge create the perfect setting for evening gatherings. The rooftop terrace offers an impressive eight-person luxury Jacuzzi with spectacular 360-degree views across the valley, mountains, golf courses, and the Mediterranean coastline. The villa comfortably accommodates up to sixteen guests across seven spacious bedrooms and six bathrooms, together with an additional guest toilet. Two elegant master suites occupy the first floor, each featuring king-size beds, en-suite bathrooms, and direct access to the upper terrace. The remaining bedrooms are located on the ground floor, offering generous accommodation with king-size beds, en-suite facilities, and direct access from selected rooms to the terrace and pool area. Additional leisure facilities include a private cinema and games room with pool table, an outdoor gym, private parking for four vehicles, air conditioning, heating, Wi-Fi, satellite television, underfloor heating in the bathrooms, and a fully equipped kitchen complete with premium appliances. Ideally located close to golf courses, beaches, marinas, shopping centres, international restaurants, sports facilities, and a wide range of outdoor activities, this remarkable villa represents the perfect luxury holiday residence for guests seeking privacy, comfort, spectacular views, and the very best of the Costa del Sol lifestyle.

**Расположение**

- ✓ Рядом с гольф-полем
- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Гольф
- ✓ Бассейн
- ✓ Улица

**меры безопасности**

- ✓ Сигнализация

**Состояние**

- ✓ Отличное

**Особенности**

- ✓ Крытая терраса
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Солярий
- ✓ Спутниковое телевидение
- ✓ WiFi
- ✓ Тренажерный зал
- ✓ Игровая комната
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Джакузи
- ✓ Барбекю

**Парковка**

- ✓ Более чем один
- ✓ Приватная

**бассейн**

- ✓ Приватный
- ✓ С подогревом

**Мебель**

- ✓ Полностью меблированный

**Категория**

- ✓ Элитная

**Климат-контроль**

- ✓ Кондиционер
- ✓ Полы с подогревом в ванной

**Сад**

- ✓ Приватный

























































