



Nueva Andalucia, Marbella  
Villa P

bedrooms **5**    bathrooms **5**    built **742** <sub>m<sup>2</sup></sub>    terrace **305** <sub>m<sup>2</sup></sub>    plot **909** <sub>m<sup>2</sup></sub>



community -- month    garbage -- year    ibi -- year    for sale **7.450.000 €**

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

## Nueva Andalucia, Marbella

# Villa P

Discover Villa P, an architectural masterpiece in Nueva Andalucia, where every detail is designed to offer an unparalleled lifestyle. Just minutes from Puerto Banus and within walking distance to all amenities, this extraordinary property combines stunning modern design with an unbeatable location. The villa's exterior boasts a striking infinity pool, stretching seamlessly from the garden to the interior, enhanced by LED lights that create an enchanting atmosphere at night. A generous terrace offers multiple chill-out areas and alfresco dining spaces, perfect for entertaining or relaxing in style. Accessible via a private driveway, the villa includes a convenient private garage, ensuring ultimate privacy and security.

Step inside to an interior that is nothing short of spectacular. The open-plan living, dining and kitchen area is bathed in natural light, thanks to floor-to-ceiling windows and a double-height ceiling that exudes an airy, spacious feel. The living area features stunning Travertino Tajal stone walls, mimicking the villa's exterior, and a cosy nook adorned with lovely trees. The kitchen is a dream, with generous proportions, state-of-the-art appliances, natural oak accents, ample storage and direct access to both formal and intimate dining areas. A lift connects all level for added convenience, as well as leading to the rooftop terrace that provides 360° views of La Concha and Mediterranean sea.

Villa P offers five exquisitely decorated ensuite bedrooms, each designed for maximum style and comfort. The master bedroom is a true showstopper, featuring direct terrace access, dedicated beauty section and an opulent master bathroom. Additionally, the villa includes an incredible entertainment level, equipped with a custom bar, a wine bodega, a chill-out lounge and a TV section that doubles as a home cinema. Remarkably, you can view the stunning swimming pool from this level, adding a unique visual appeal.

Located in a prime spot in Nueva ...

Reference	472950	Beds	5	Built m <sup>2</sup>	742
Type	Villa	Baths	5	Interior m <sup>2</sup>	742
Location	Nueva Andalucia, Marbella	En-suite Baths	---	Terrace m <sup>2</sup>	305
		Guest Toilets	2	Plot m <sup>2</sup>	909
		Pax	---		
Pool	Private	Community	---	Levels	---
Garden	Private	Garbage	---	Floor	---
Garage	Private	IBI	---	Orientation	South
Parking slots	4	Construct Year	---	EPC	In Progress

For sale

**7.450.000 €**

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

Andalucia, Villa P offers proximity to the famed Hard Rock Hotel, Centro Plaza shopping centre and the vibrant Puerto Banus. With easy access to the A-7 coast road, the property connects you effortlessly to surrounding areas, making it an enviable address for those seeking luxury and convenience in Marbella.





