

## 5 slaapkamer Villa Te koop in Nueva Andalucia, Málaga

4.950.000€





MARBELLA, NUEVA ANDALUCIA .... BRAND NEW VILLAS, ESTIMATED COMPLETION end of 2026  
FREE Notary & registration fees exclusively when you purchase one of these amazing villas with MarBanus Estates

Discover the epitome of luxury living in Marbella with this exclusive villa development in the heart of Nueva Andalucía, just a 5-minute drive from Puerto Banús. Marbanus Estates proudly presents an extraordinary opportunity to be among the first to reserve one of these exceptional properties—benefit from capital growth and secure the finest units. As a special incentive, enjoy no notary or registration fees when purchasing through us.

This premier location grants residents both serene views of the surrounding mountains and sea, as well as immediate access to Marbella's vibrant and luxurious lifestyle. This groundbreaking project redefines modern urban living, offering an unrivaled lifestyle that embodies sophistication, security, and architectural innovation. With just 26 newly built residences, each villa is a masterpiece of design and functionality, blending architectural brilliance with practical elegance.

Each villa boasts a curated selection of private amenities, including entertainment rooms, bespoke home cinemas, and fully-equipped personal gyms, enhancing every moment spent at home. Residents also enjoy exclusive access to exceptional communal amenities: a world-class gym, a luxurious spa featuring an indoor pool, hammam, sauna, and invigorating ice bath—creating a complete wellness experience.

This unique development offers three distinctive villa typologies. The medium-sized residences exude refined luxury, while the grand double-plot villas provide expansive living spaces for those who seek the ultimate in luxury. Tailor your residence with available upgrade packages to suit your personal style and preferences.

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|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|  5 slaapkamers                    |  5 badkamers |  488m <sup>2</sup> Bouwgrootte |
|  978m <sup>2</sup> Perceelgrootte | <input checked="" type="checkbox"/> Close To Golf                                               | <input checked="" type="checkbox"/> Urbanisation                                                                    |
| <input checked="" type="checkbox"/> Close To Shops                                                                  | <input checked="" type="checkbox"/> Close To Sea                                                | <input checked="" type="checkbox"/> Close To Town                                                                   |
| <input checked="" type="checkbox"/> Close To Schools                                                                | <input checked="" type="checkbox"/> Close To Marina                                             | <input checked="" type="checkbox"/> Close To Forest                                                                 |
| <input checked="" type="checkbox"/> South East                                                                      | <input checked="" type="checkbox"/> South                                                       | <input checked="" type="checkbox"/> South West                                                                      |
| <input checked="" type="checkbox"/> West                                                                            | <input checked="" type="checkbox"/> Excellent                                                   | <input checked="" type="checkbox"/> New Construction                                                                |
| <input checked="" type="checkbox"/> Private Pool                                                                    | <input checked="" type="checkbox"/> Heated Pool                                                 | <input checked="" type="checkbox"/> Indoor Pool                                                                     |
| <input checked="" type="checkbox"/> Air Conditioning                                                                | <input checked="" type="checkbox"/> Hot A/C                                                     | <input checked="" type="checkbox"/> Cold A/C                                                                        |