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## House ■ Nueva Andalucía

■■■■■■■■■■: R4965370

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| ■■■■■■■■: 5 | ■■■■■■■: 4 | M²: 465 | ■■■■■: 5 500 000 € |
| ■■■■■■■: ■■■■■■■■ | ■■■■: House | ■■■■■■: ■■ ■■■■■■■ | |

■■■■■■■■■:Villa Gardenias is a brand new luxury villa in Nueva Andalucia, just minutes from Puerto Banus and Marbella's beaches. Set on an 800m² plot with 465m² of living space, this modern home combines elegant design with exceptional comfort. The villa offers open-plan living areas, floor-to-ceiling windows, and seamless flow between indoor and outdoor spaces. Every detail has been created for style and practicality. The main level includes a designer kitchen with marble finishes, an island with seating, and direct access to the dining and living areas. Large sliding doors open to a spacious terrace with an infinity pool and landscaped gardens. Four bedrooms are located on this floor, each with built-in wardrobes and contemporary bathrooms featuring walk-in showers and refined finishes. Upstairs, the master suite enjoys a private terrace with panoramic sea views and a luxurious ensuite bathroom. The villa also includes a rooftop solarium, cinema room, gym, lift, heated wine display, solar panels, and underfloor heating. With private parking and a location close to golf, restaurants, and beach clubs, Villa Gardenias offers the best of Marbella living — sophisticated, modern, and ready to enjoy.

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