

New Development in Nueva Andalucía, Costa del Sol

5 Bedrooms | 6 Bathrooms | **Garage** Yes | **Garden** Yes | **Pool** Yes |



New Development Description

Villa in Puerto Banús, Marbella

In the heart of Puerto Banús, on the exclusive Calle Gardenias, rises this contemporary villa currently under construction. A unique property that combines space, privacy, and all the comforts of a luxury residence in one of the most sought-after areas of the Costa del Sol.

With more than 525 m² built, the villa is distributed across three levels plus a solarium, all connected by a private lift for maximum comfort:

- Basement level: a floor designed to combine leisure and functionality. It features a private garage with capacity for two vehicles, ensuring security and direct access to the home. This level also offers a spacious games room, perfect for family gatherings and entertainment, as well as a private cinema that allows you to enjoy the best films without leaving home. The basement is completed by a separate laundry room for daily convenience, and a machine room that discreetly houses all the technical facilities of the property.

- Ground floor: a stunning central space with an open-plan living-dining area and American kitchen, designed to seamlessly merge indoor and outdoor living with natural light and generous proportions. This level also includes a separate chef's kitchen, ideal for more practical and discreet use. On the same floor there are four bedrooms with en-suite bathrooms, a guest toilet, and direct access to the garden, where the villa reveals one of its most impressive features: two private swimming pools, with a spectacular waterfall, turning the outdoor area into a true oasis of

relaxation and exclusivity. A covered porch completes the layout, perfect for enjoying the Mediterranean climate all year round.

- First floor: here we find the master suite, conceived as a true private retreat. The space integrates an elegant walk-in wardrobe and a designer en-suite bathroom, created to provide the highest level of comfort and functionality. The suite opens onto a private terrace, offering a unique sense of peace and serenity.

- Solarium: crowning the villa, this exclusive 68 m² rooftop space has been designed to make the most of the Mediterranean climate throughout the year. It offers a private atmosphere of relaxation, perfect for sunbathing, hosting evening gatherings, or simply enjoying the views under the Marbella sky. Plans also include the installation of a small gym, allowing you to train and take care of your well-being at home, all within a privileged setting.

This villa is being built with the utmost care and attention to detail, with the aim of achieving perfect finishes of the highest quality. Every day of construction brings improvements and refinements to optimize the design, in a project supervised and developed by a team of three architects working together to create a truly exceptional residence.

Why invest in Puerto Banús?

Puerto Banús is synonymous with luxury and international lifestyle. Globally renowned for its marina, high-end boutiques, prestigious restaurants, and vibrant nightlife, it attracts visitors and investors from all over the world. Its proximity to golf courses, golden sandy beaches, and international schools makes it a privileged location for both permanent living and investment.

Purchasing a villa in this area ensures profitability, exclusivity, and quality of life. Puerto Banús not only maintains its value but increases it year after year, consolidating itself as one of Europe's most secure and coveted real estate destinations.

A villa that is not just a home, but a statement of lifestyle on the Costa del Sol.

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