



## Villa for sale in Marbella

5,500,000 €

Reference: R4965370   Bedrooms: 5   Bathrooms: 4   Plot Size: 768m<sup>2</sup>   Build Size: 465m<sup>2</sup>   Terrace: 150m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Villa Gardenias is a brand new luxury villa in Nueva Andalucía, just minutes from Puerto Banus and Marbella's beaches. Set on an 800m<sup>2</sup> plot with 465m<sup>2</sup> 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.



## Features:

| Features         | Orientation      | Climate Control  |
|------------------|------------------|------------------|
| Covered Terrace  | South West       | Air Conditioning |
| Lift             |                  | U/F Heating      |
| Near Transport   |                  |                  |
| Private Terrace  |                  |                  |
| Ensuite Bathroom |                  |                  |
| Marble Flooring  |                  |                  |
| Double Glazing   |                  |                  |
| Fitted Wardrobes |                  |                  |
| Gym              |                  |                  |
| Domotics         |                  |                  |
| Solarium         |                  |                  |
| Games Room       |                  |                  |
| Views            | Setting          | Condition        |
| Sea              | Close To Golf    | Excellent        |
| Panoramic        | Close To Port    | New Construction |
| Garden           | Close To Shops   |                  |
| Pool             | Close To Schools |                  |
|                  | Close To Sea     |                  |
|                  | Close To Town    |                  |
| Pool             | Furniture        | Garden           |
| Private          | Optional         | Private          |
| Security         | Parking          | Category         |
| Alarm System     | Private          | Luxury           |
| Electric Blinds  | More Than One    |                  |