

# Detached Villa in Nueva Andalucía

Price € 7,500,000

Bedrooms	6
Bathrooms	6.5
Build Size	1440 m <sup>2</sup>
Terrace	207 m <sup>2</sup>
Plot Size	4187 m <sup>2</sup>

## SETTING

- ✓ Close To Port
- ✓ Close To Sea

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Renovation Required

## POOL

- ✓ Private

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Central Heating
- ✓ Fireplace

## VIEWS

- ✓ Sea
- ✓ Mountain

## FEATURES

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Gym
- ✓ Marble Flooring
- ✓ Barbeque

## KITCHEN

- ✓ Partially Fitted

## GARDEN

- ✓ Private

## SECURITY

- ✓ Alarm System

## PARKING

- ✓ More Than One
- ✓ Private

## CATEGORY

- ✓ Luxury

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Situated in one of Marbella's most sought-after areas, on the prestigious Los Lirios street in Nueva Andalucía, this exceptional villa represents a unique opportunity to acquire a property rich in history and character. Notably, it was originally the residence of Don José Banús, the visionary behind the development of Puerto Banús.

Set on a generous plot of 2,540 m<sup>2</sup>, the property offers an impressive built area of 1,647 m<sup>2</sup>, seamlessly combining classic elegance with expansive living spaces designed for both comfort and entertaining.

The villa welcomes you with a striking double-height entrance hall, creating an immediate sense of space and natural light. The ground floor features three elegant reception rooms, a formal dining room, and a fully equipped kitchen, ideal for both everyday living and hosting guests.

The upper floor accommodates the sleeping quarters, comprising a magnificent master bedroom suite along with five additional spacious bedrooms, all benefiting from excellent natural light. In total, the property includes six bathrooms and a guest cloakroom.

The basement level adds exceptional value, offering a garage with space for up to six vehicles and a private gym, ensuring both convenience and functionality.

Equipped with home automation, central heating, and air conditioning, the villa provides year-round comfort.

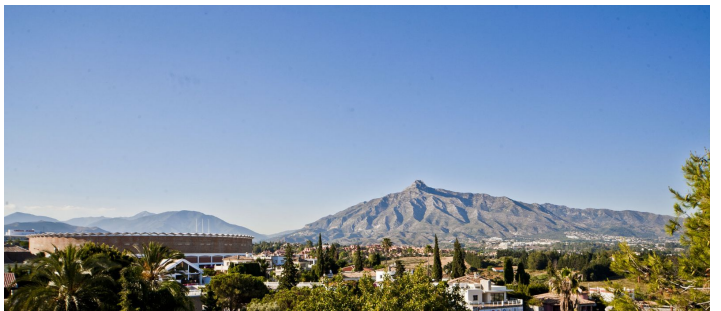
South-facing, the property enjoys breathtaking open views of both the sea and the mountains, creating a truly privileged setting. The exterior boasts beautifully landscaped gardens, mature trees, a pergola, and a superb saltwater swimming pool, perfect for enjoying the Mediterranean climate.

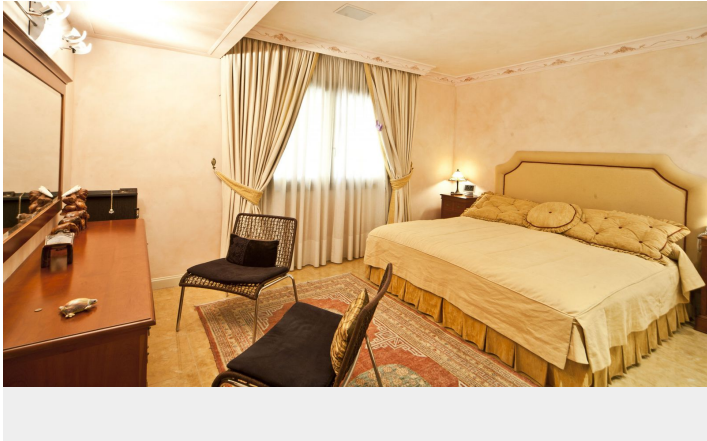
Built in 2002, this villa combines solid construction, a prime location, and a unique heritage, making it an ideal permanent residence or an exclusive investment opportunity on the Costa del Sol.

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# GALLERY







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