

PRIME NUEVA ANDALUCÍA VILLA

MARBELLA'S PREMIER GOLF VALLEY • STEPS TO PUERTO BANÚS

Versatile Layout

Flexible Luxury Accommodation

Welcome to your newly refurbished Mediterranean oasis in the heart of Nueva Andalucía. Superbly located within walking distance or a 5-minute drive to the glitz of Puerto Banús, luxury shopping boutiques, fine dining, and golden beaches.

Designed with unique architectural flexibility, this private estate features a gated entrance and can be booked as a **complete 6-bedroom villa sleeping up to 12 guests**, or as **3 entirely self-contained, independent apartments**. Perfect for large family get-togethers, corporate retreats, or special events.



The Villa Features

- **Prime Location:** Quiet residential enclave, walk/drive to Puerto Banús.
- **Private Pool & Lawn:** Large swimming pool surrounded by lush garden & sunbeds.
- **Outdoor Entertainment:** Covered terrace with BBQ area & external shower.
- **External Amenities:** Outdoor lounge area, air conditioning, WIFI, Large size swimming pool

Services & Amenities

- **Concierge Service:** Bookings for restaurants, golf, yachts, beauty/spa, transport & transfers.
- **Secure Parking:** On-site plus ample external street parking.
- **Full Linen & Towels:** Bed linens and shower towels supplied.
- **Weekly Clean:** Available upon request.



Bright Sunroom Lounge



Villa Entrance

1. The Full Villa Estate (6 Bedrooms | Sleeps 12)

The ultimate setup for large families, corporate retreats, or groups traveling together. Enjoy exclusive, private access to the entire estate, pool, jacuzzi, garden areas, and all indoor spaces with complete privacy.

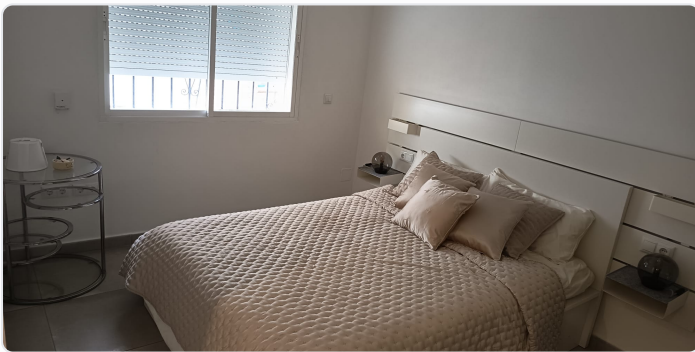
2. Upper Villa (3 Beds | Sleeps 6+1)

Perched on the top level of the main villa, offering bright interiors, elevated views, and direct access down to the pool deck.

- **Bedrooms:** 1 Double with En-suite, 1 Double, 1 Twin Room (2 single beds).
- **Bathrooms:** 1 En-suite bathroom + 1 family bathroom (walk-in shower).
- **Living & Dining:** Large lounge with dedicated dining space.
- **Kitchen:** Fully equipped modern kitchen with new appliances.



Lower Villa Kitchen & Living Area



Refurbished Master Bedroom Suite

3. Poolside Annex (2 Beds | Sleeps 4+2)

An independent, garden-level villa annex opening up directly to the pool deck and sunbathing terraces.

- **Bedrooms:** 1 Large Double, 1 Twin (convertible to double).
- **Bathroom:** Large bathroom with walk-in shower.
- **Living Area:** Open-plan lounge, diner & fully fitted kitchen with TV.
- **Outdoor Living:** Direct terrace step-out to pool.



Pool Apartment View from Terrace

4. Lower Ground Apt (1 Bed | Sleeps 2)

A chic, entirely private apartment ideal for couples or extra guest capacity.

- **Bedroom:** 1 Spacious Double Bedroom.
- **Bathroom:** 1 Modern bathroom with walk-in shower.
- **Living & Dining:** Cozy private lounge area & dining space with TV.
- **Kitchen:** Fully equipped complete kitchen.

RENTAL RATES & BOOKING CONDITIONS

2026 Pricing Structure

ACCOMMODATION UNIT	PERIOD	WEEKLY RATE	MONTHLY RATE	3-MONTH BLOCK
Full Villa Estate (Sleeps 12)	August	€8,500	—	€23,000 / mo
	September	€7,500	€25,000	
Upper Main Villa (Sleeps 6+1)	September	€3,250	€16,000	€14,500 / mo
Poolside Annex (Sleeps 4+2)	September	€2,250	€5,000	€12,000 / mo
Lower Ground Apt (Sleeps 2)	September	€1,250	€4,000	€10,000 / mo

* All long-term / 3-month block rates require payment in advance.

Security Deposit & Cleaning

Required in cash upon arrival and refunded post-checkout:

- **Full Villa Deposit:** €1,800
- **Upper Villa Deposit:** €1,000
- **Poolside Annex Deposit:** €400
- **Lower Villa Deposit:** €400
- **End of Stay Clean:** Deducted from security deposit based on unit & leaving condition.

House Rules

- **Check-In / Out:** Check-in from 4:00 PM | Check-out by 11:00 AM (contact if flexible).
- **Smoking Policy:** No smoking/vaping indoors. Permitted on outdoor terraces.
- **Noise Levels:** Residential area – reasonable music levels after midnight.
- **Pets:** Allowed by prior agreement with management.



RESERVATIONS & INQUIRIES

Call / WhatsApp: +34 671 635 750

Nueva Andalucía, Marbella, Spain