



Nueva Andalucia, Marbella
Villa Leones

bedrooms **4** bathrooms **4** built **330** m² plot **1.121** m²



community -- month garbage 93 € year ibi 1.865 € year for sale **2.950.000 €**

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD(1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

Nueva Andalucia, Marbella

Villa Leones

Welcome to Villa Leones, an exquisite residence in the heart of Nueva Andalucia, where modern elegance meets Mediterranean charm. Perfectly positioned just five minutes from the renowned Puerto Banús, this beautifully reformed villa offers the ultimate blend of sophistication, comfort, and convenience. With breathtaking sea views, expansive outdoor spaces, and luxurious interiors, Villa Leones is designed for those who seek the finest in contemporary living.

As you step into Villa Leones, you are immediately welcomed by a light-filled open-plan layout that seamlessly integrates indoor and outdoor living. To the left, a sleek, fully fitted kitchen and dining area create the perfect space for culinary excellence and entertaining. To the right, an inviting lounge area offers a serene retreat, complete with elegant furnishings and floor-to-ceiling glass doors that open onto sun-drenched terraces and a beautifully landscaped garden.

Villa Leones boasts an expansive garden and outdoor entertainment area, featuring a private swimming pool, multiple lounge spaces, and a covered terrace ideal for al fresco dining. The beautifully manicured grounds provide the perfect backdrop for relaxation while offering stunning views of the surrounding hills and the Mediterranean Sea. Whether enjoying a morning coffee on the terrace or hosting an evening gathering under the stars, Villa Leones promises an unparalleled outdoor living experience.

Upstairs, Villa Leones offers three additional sumptuous bedrooms, each designed with ultimate comfort in mind. Every bedroom features an ensuite bathroom with high-end finishes, ensuring privacy and tranquillity. The principal suite is a true sanctuary, boasting a spacious layout, a walk-in wardrobe, and an expansive private terrace where you can unwind while soaking in breathtaking panoramic sea views.

Located in the prestigious Nueva Andalucia area, Villa Leones is surrounded by world-class golf courses, upscale shopping, and an array of fine dining options. The villa is just minutes from Marbella's most famous beaches and the glamorous marina of Puerto Banús, where you'll find luxury boutiques, vibrant nightlife, and exclusive beach clubs. With top international schools and excellent transport links nearby, Villa Leones is ideal for both year-round living and an elite holiday retreat.

Reference	145256	Beds	4	Built m ²	330 -
Type	Villa	Baths	4	Interior m ²	-- ---
Location	Nueva Andalucia, Marbella	En-suite Baths	---	Terrace m ²	1.121
		Guest Toilets	1	Plot m ²	
		Pax	---		
Pool	Private	Community	---	Levels	---
Garden	Private	Garbage	93 € / year	Floor	--
Garage	--	IBI	1.865 € / year	Orientation	South
Parking slots	3	Construct Year	2024	EPC	In Progress
		Renovation year	---		

For sale
2.950.000 €

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