

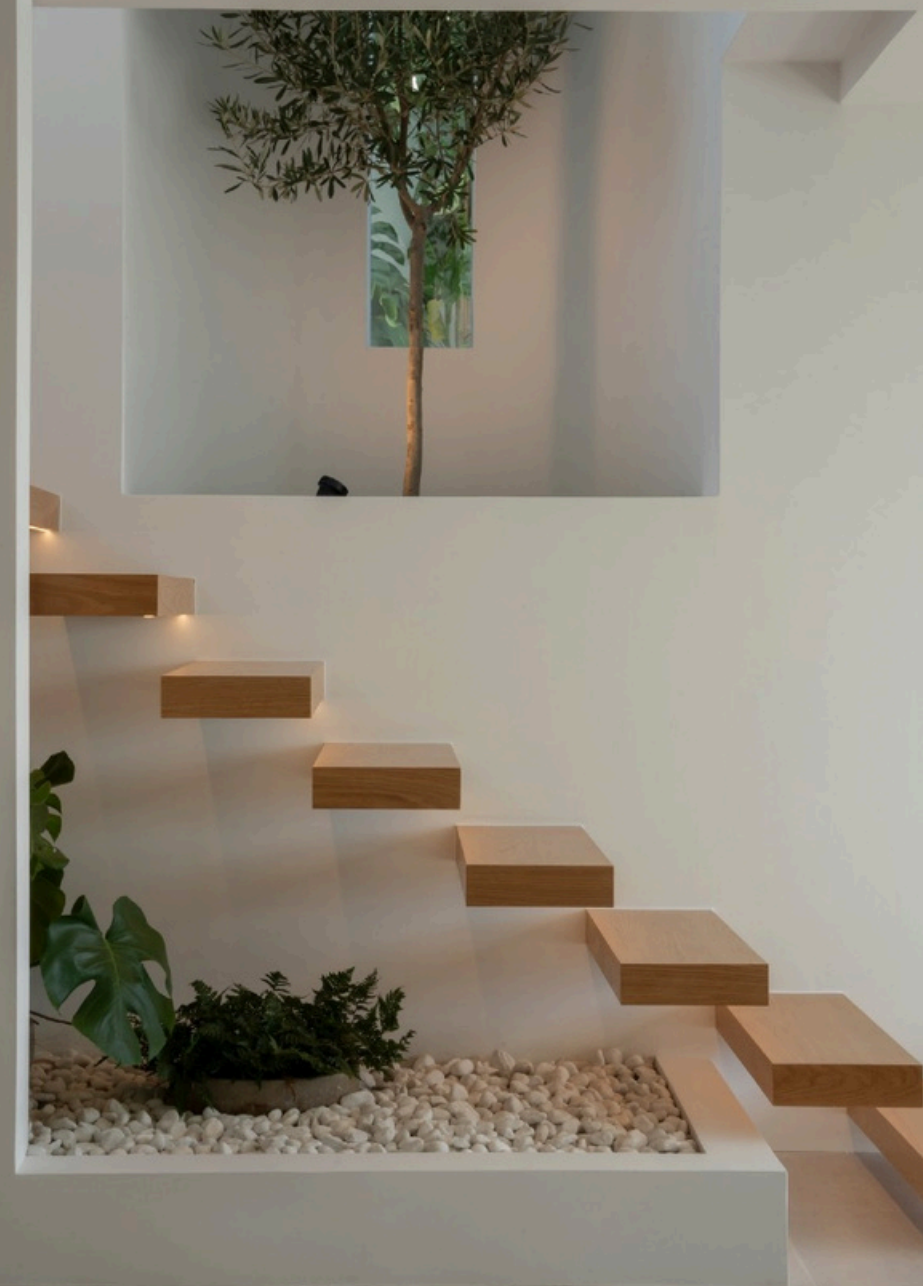


[www.destination-marbella.com](http://www.destination-marbella.com)

## Villa Ama

Bedrooms	5
Bathrooms	5
Built area	201 sqm
Terraces	260 sqm
Plot	375 sqm

Price	€2,250,000
Furniture Pack	€75,000
IBI € / Year	€546
Garbage Tax € / Year	€278





Villa Ama is one of the last available villas in Nueva Andalucia in brand new condition, featuring sea views and a private pool. This stunning, sophisticated residence includes a self-contained annex, making it ideal for investment or rental purposes. Nestled in the picturesque landscape of lower Nueva Andalucía, the villa spans two floors with expansive windows and inviting terraces that provide breathtaking views of La Concha and the Mediterranean Sea.

Upon entering the property, a welcoming courtyard provides access to both the main villa and a separate guesthouse, complete with its own terrace and outdoor shower—perfect for shared moments and private retreats. The villa’s entrance opens to a spacious foyer, leading to the rest of the house. On this level, you’ll find a reception toilet, the master bedroom, and a second en-suite bedroom.

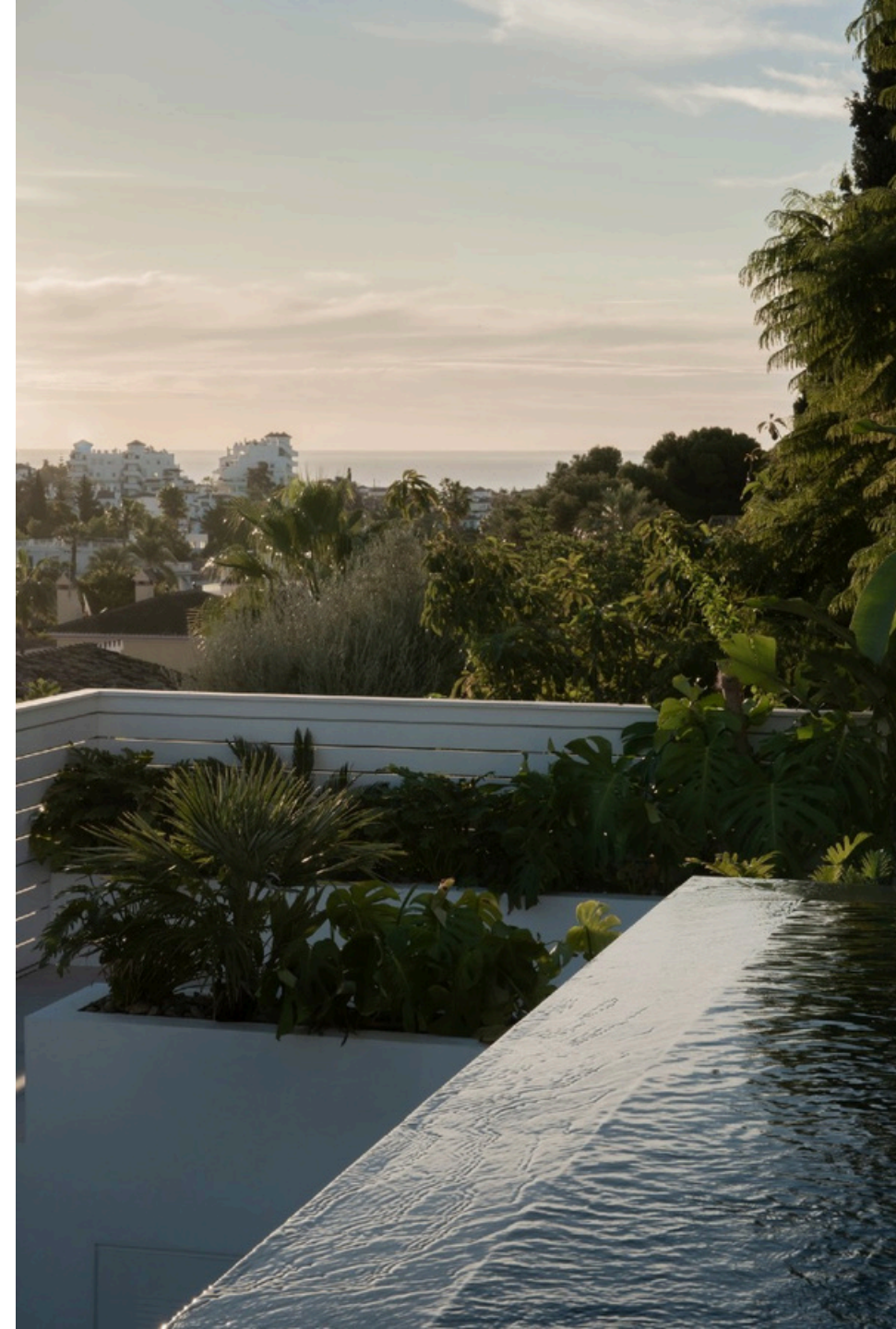
A minimalist staircase descends to the lower floor, where the living room, dining area, kitchen, and an additional bedroom and bathroom unfold seamlessly. The living space opens onto a terrace with a marble infinity pool, offering a serene spot to admire the mountain views.

With its clean lines and versatile layout, the villa offers the flexibility to configure the space to suit any lifestyle preferences, whether you prefer five bedrooms or wish to transform one into a cinema, gym, or other creative space.

Every detail within the villa reflects a commitment to sophistication and comfort. Noble materials such as marble and wood are combined in an ethereal palette, creating an atmosphere of timeless elegance. A fireplace and underfloor heating ensure warmth during the winter months, while central air conditioning provides relief on hot summer days.

## Features

- Sea & mountain views
- Private pool
- Rooftop terrace
- Close to amenities & golf courses
- Close to the beach
- Underfloor heating (bathrooms)
- Possible to add cinema room, spa area or gym
- 1 parking space



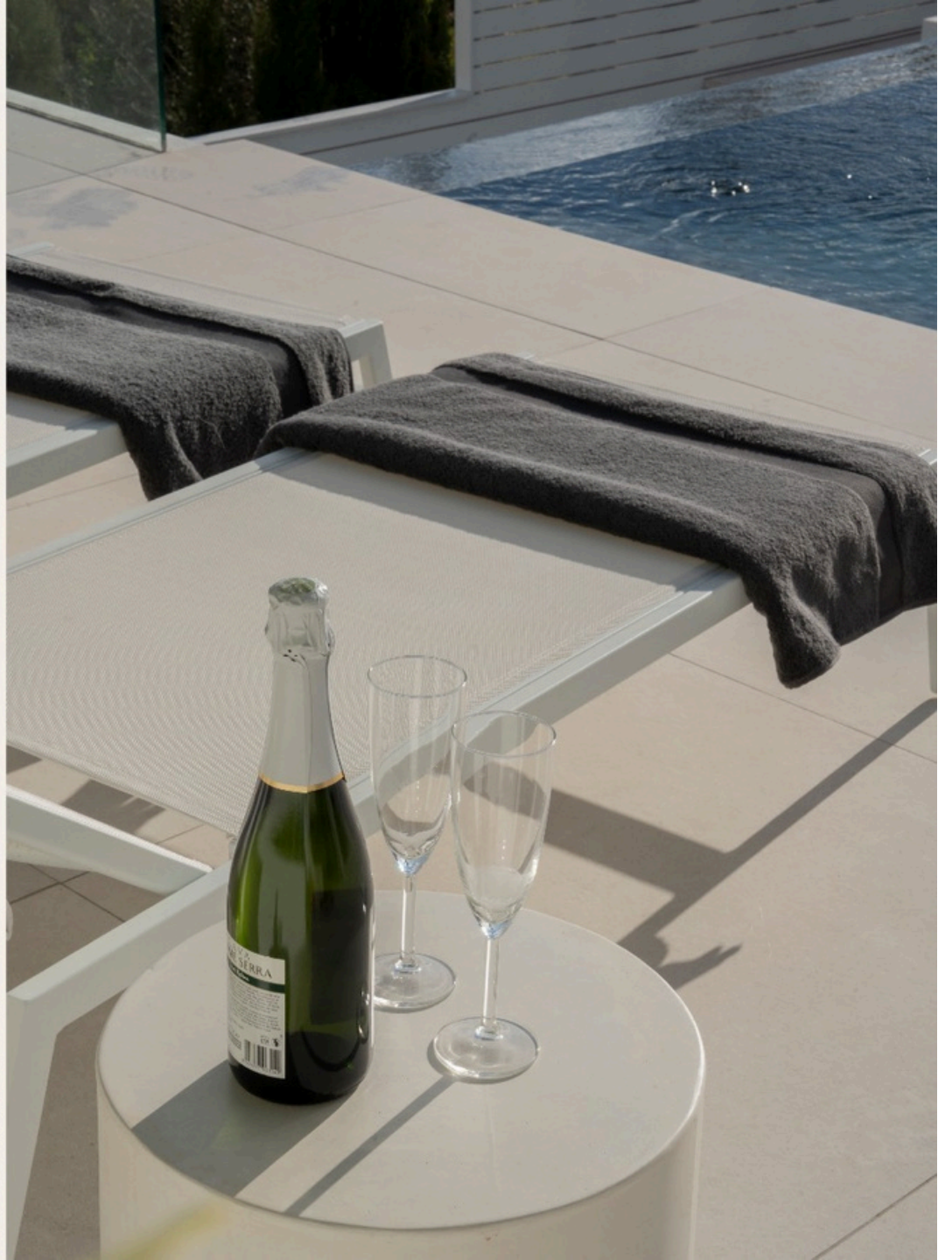
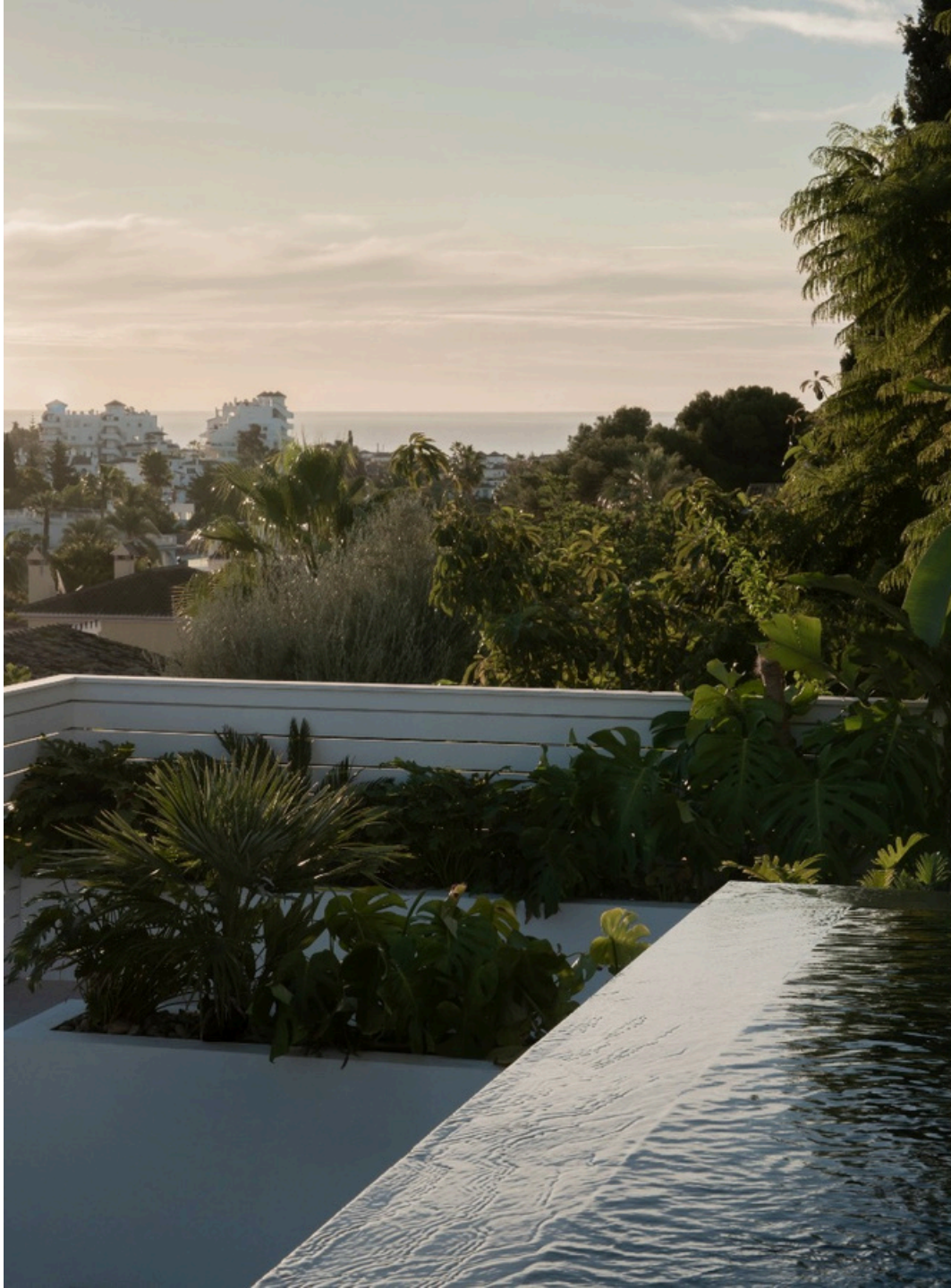




















































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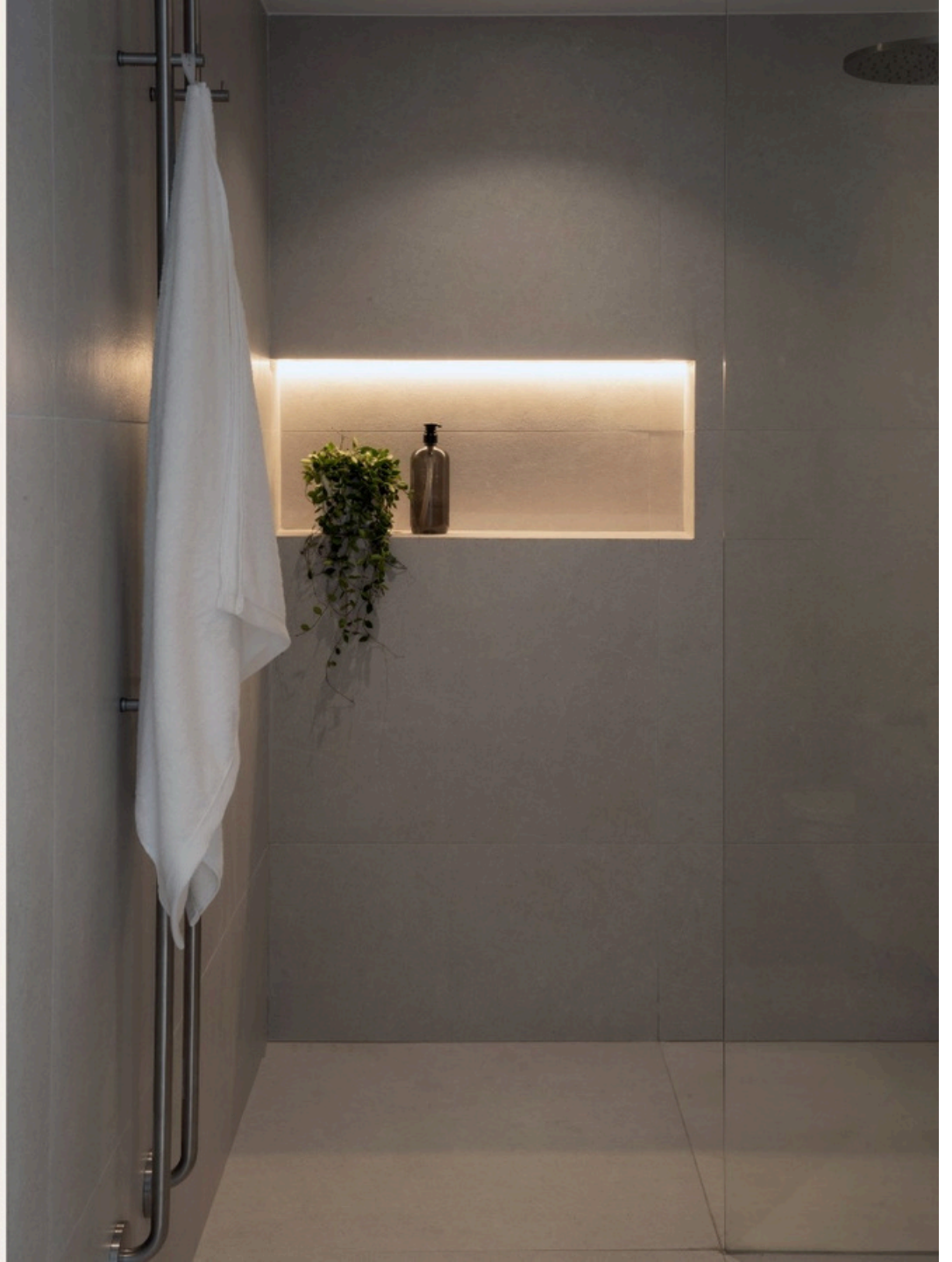


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