

VILLA
MERISA







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MARBELLA

CITY
CENTRE

GOLDEN
MILE

PUENTE
ROMANO

PUERTO
BANÚS

REAL CLUB
DE GOLF LAS
BRISAS

PRIME LOCATION

Situated in the prestigious Nueva Andalucía, this villa offers a peaceful and private setting while being just minutes from world-class golf courses, the luxury marina of Puerto Banús, high-end boutiques, gourmet restaurants, and Marbella's stunning golden beaches.





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**A Bespoke Sanctuary with
Interior Design by AALTO
Exclusive Design**

Welcome to an extraordinary private villa in the heart of Nueva Andalucía, Marbella, where contemporary architecture, exquisite interiors, and breathtaking outdoor spaces converge to create the ultimate luxury retreat. Recently renovated to the highest standards, this remarkable residence offers a seamless blend of modern elegance and Mediterranean charm.









OUTDOOR & LIFESTYLE AMENITIES

- **Private Swimming Pool & Lounge Area** – A spectacular pool with sleek in-water loungers, surrounded by lush tropical greenery, creating a tranquil oasis.
- **Expansive Terraces & Solarium** – Multiple outdoor spaces, including a pergola with a 70% opening, ideal for al fresco dining and sunset cocktails.
- **Outdoor Entertainment Area** – A modern outdoor bar and lounge space overlooking the pool, perfect for hosting guests.
- **Landscaped Gardens** – A Mediterranean-inspired landscape, framed by palm trees, offering ultimate privacy and serenity.
- **Basement & Multipurpose Spaces** – Perfect for a home gym, cinema room, wine cellar, or guest suite.









EXCEPTIONAL INTERIOR FEATURES

- Bespoke Interiors by AALTO Exclusive Design – A fusion of modern minimalism and timeless elegance, with luxurious furnishings, custom lighting, and artistic décor.
- Open-Plan Living & Dining – Bright and airy spaces with floor-to-ceiling windows, offering panoramic views of the lush gardens and pool.
- State-of-the-Art Kitchen – A sleek, fully equipped kitchen with top-tier appliances, designer cabinetry, and a spacious central island, ideal for both casual dining and entertaining.



- Luxurious Bedrooms – Each bedroom is elegantly designed with premium furnishings, featuring en-suite bathrooms and serene views.

- Designer Bathrooms – A spa-inspired experience, with marble finishes, natural stone, and high-end fixtures for ultimate relaxation.

- Custom Lighting & Finishes – Thoughtfully selected to enhance the villa's ambiance and architectural beauty.











AESTHETICS & DESIGN

The villa's design is a perfect balance of modern luxury and Mediterranean warmth, as reflected in its stunning visuals:

- A grand entrance featuring natural stone accents, lush greenery, and a contemporary wooden door, setting the tone for the elegance within.
- Expansive glass windows and sliding doors allow for an abundance of natural light, seamlessly integrating the indoors with breathtaking outdoor areas.
- A neutral color palette with warm wooden finishes enhances the sophisticated yet inviting ambiance.

















ARCHITECTURAL BRILLIANCE & INTERIOR DESIGN

Designed by Jesús Estepa Rubio and Antonio Estepa Rubio of ER Arquitectos and styled by AALTO Exclusive Design, this villa is a masterpiece of refined sophistication. Natural stone, sleek glass elements, and clean architectural lines create a harmonious connection between indoor and outdoor spaces.













A HOME OF DISTINCTION & PRESTIGE

This villa represents the pinnacle of luxury living in Marbella, combining architectural brilliance, exquisite interiors, and resort-style outdoor spaces. Whether as a permanent residence, a luxury getaway, or an investment opportunity, this home offers unparalleled exclusivity in one of Marbella's most desirable locations.





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PLANS

BEDROOMS	BATHROOMS	ORIENTATION
5	5+2	N/O

PLOT	1009,47 m2
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Garden Area	311,79 m2
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AREAS

Enclosed Built Area	458,64 m2
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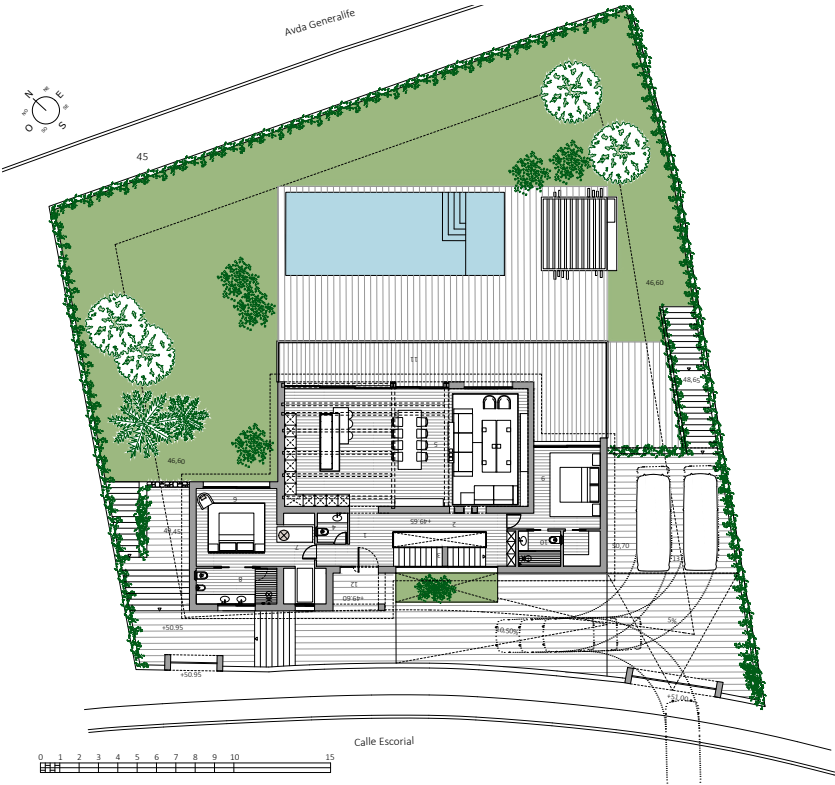
Pool	48,62 m2
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Terrace Area	403,83 m2
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TOTAL BUILT AREA

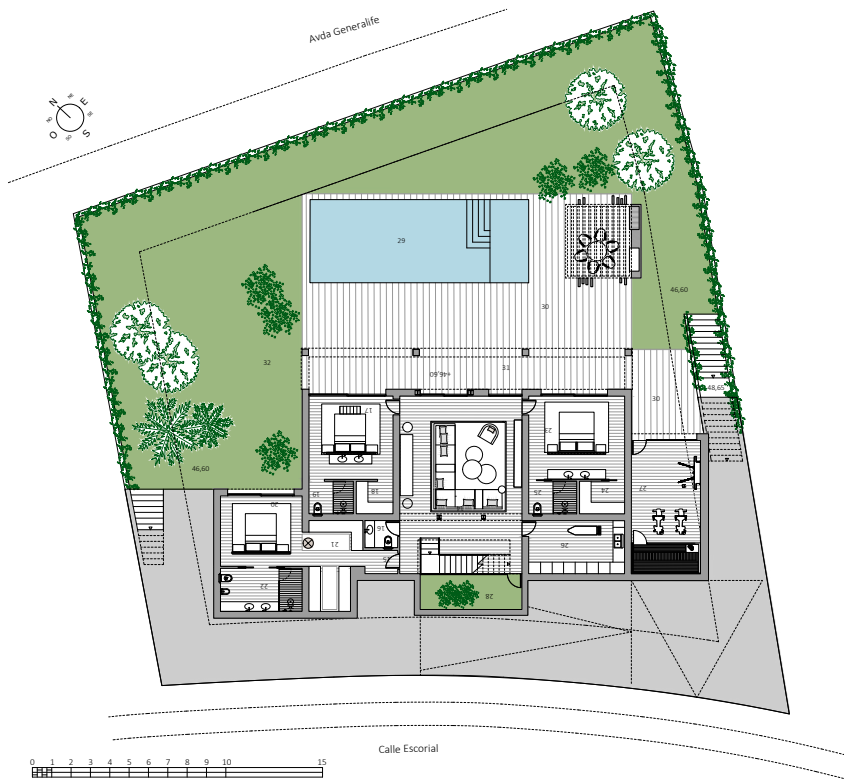
Total Built Area	862,47 m2
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BASEMENT



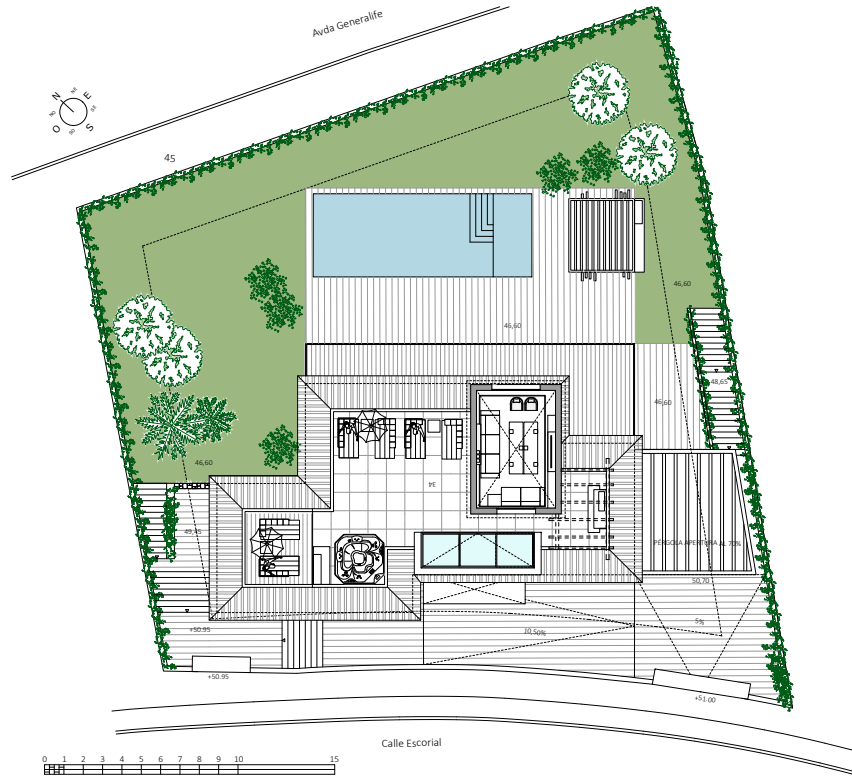
This plan is subject to change based on the progress of development. The furniture shown is for decoration only. The project manager has the right to make any changes needed for functional, aesthetic, or legal reasons, without lowering the quality of the construction. Dimensions shown are for reference only.

GROUND FLOOR



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SOLARIUM



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