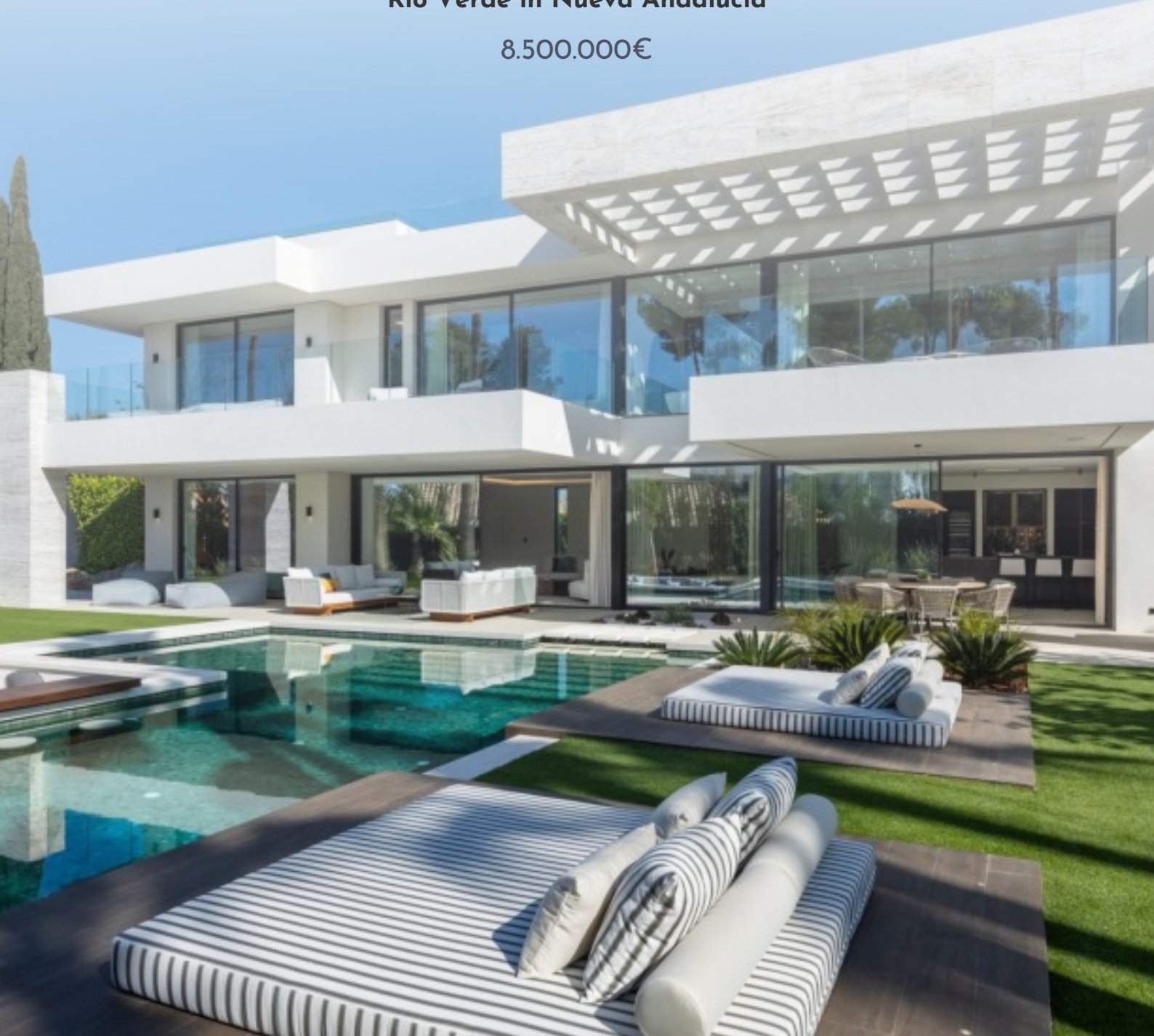




MARBELLA  
C R I B S  
G R O U P

## Exquisite modern villa located in the prestigious Atalaya Rio Verde in Nueva Andalucía

8.500.000€



**Ref**  
mcg1806

**Beds**  
6

**Baths**  
7

**Plot**  
1.107 m<sup>2</sup>

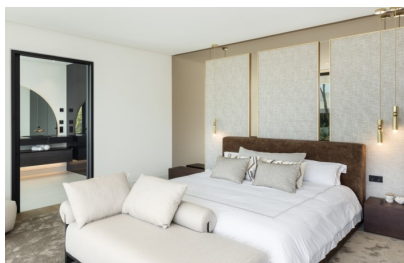
**Built**  
843 m<sup>2</sup>

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The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain conditions are met. This information is subject to errors, omissions, changes, prior sale, or market withdrawal. An information sheet is available per Decree 218/2005 of October 11th.



<b>Ref</b>	mcg1806
<b>Bedrooms</b>	6
<b>Bathrooms</b>	7
<b>Status</b>	For Sale
<b>Type</b>	Villas
<b>Plot</b>	1.107 m <sup>2</sup>
<b>Built</b>	843 m <sup>2</sup>
<b>Terrace</b>	314 m <sup>2</sup>
<b>Price</b>	8.500.000€





## About this property

Welcome to Rio Verde 47, an exquisite modern villa located in the prestigious Atalaya Rio Verde in Nueva Andalucía. Designed by acclaimed architect Carlos Lamas, this property stands out with its striking contemporary architecture. The villa's façade makes an impressive statement, while the entrance captivates with a stunning water feature, enhancing its allure. Set on a generous plot, the villa is surrounded by beautifully landscaped gardens, providing both privacy and serenity, making it the perfect retreat for summer relaxation.

The spacious terraces, designed for outdoor living, are ideal for alfresco dining and lounging, complete with an outdoor kitchenette and barbecue for entertaining. The private pool adds a luxurious touch, featuring a sunken chill-out area for ultimate relaxation.

The ground floor seamlessly connects indoor and outdoor spaces through floor-to-ceiling glass sliding doors, flooding the open-plan living, dining, and kitchen areas with natural light. The interiors are refined and sophisticated, with a custom-designed kitchen that combines deep wood cabinetry with top-of-the-line appliances. This floor also includes a guest bedroom for convenience.

Upstairs, you'll find the guest suites and the master bedroom, which boasts direct access to a terrace, a walk-in closet, a beauty station, and a luxurious bathroom complete with a standalone bathtub, double vanity, and a walk-in shower. The lower level is a hub of amenities, featuring a home gym, sauna, wine cellar, and an entertainment room with a custom bar. The villa also includes a spacious garage for multiple cars.

Located in Nueva Andalucía, Rio Verde 47 enjoys a prime position near amenities, international schools, Puerto Banús, and the Golden Mile, offering an exceptional luxury lifestyle in one of Marbella's most sought-after locations.

## Contact Us

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