



# Vrijstaande Villa te koop in Nueva Andalucía, Marbella West

2.950.000 €

Referentie: R4993696 Slaapkamers: 6 Badkamers: 6 Plotgrootte: 1.755m<sup>2</sup> Perceelgrootte: 521m<sup>2</sup>





## Costa del Sol, Las Brisas

Detached Villa for Sale in Nueva Andalucía, Marbella – Prime Location with Sea Views

Located in one of Marbella's most sought-after areas, this magnificent detached villa sits on a generous corner plot of 1,755 m<sup>2</sup> in the prestigious Avenida del Generalife 28. South-southwest facing, it boasts breathtaking views of the sea and Gibraltar. The property enjoys a strategic location that offers both privacy and tranquillity, while being perfectly connected to all amenities, international schools, renowned golf courses, and the glamour of Puerto Banús.

With a total built area of 700 m<sup>2</sup> (as per the Cadaster or land registry), the villa offers generous living spaces, ideal for family life. The ground floor features a spacious living room of over 40 m<sup>2</sup>, a separate dining area, a large study, guest WC, and a fully equipped kitchen with a service area including a good-sized bedroom and bathroom. The inviting covered terrace opens directly onto the beautifully maintained mature garden and private pool – the perfect setting to enjoy Marbella's enviable climate.

Upstairs, there are four further bedrooms, three of which have en-suite bathrooms. The impressive master suite includes a walk-in wardrobe and access to a large terrace with stunning panoramic views towards Gibraltar.

The property also benefits from a substantial 77 m<sup>2</sup> garage and a charming guest house arranged over two levels, with a living area downstairs and bedroom with bathroom upstairs – ideal for hosting visitors or generating rental income.

A home full of character, in excellent condition, with outstanding potential both as a permanent residence and as a high-yield buy-to-rent investment.

A unique opportunity in Nueva Andalucía. Book your viewing today and prepare to fall in love.



## Kenmerken:

### Extra's

Overdekt terras  
Privéterras  
Marmeren vloeren  
Dubbele beglazing  
Speelruimte  
Gastappartement

### Uitzicht

Zee  
Berg  
Tuin  
Pool

### Zwembad

Privé

### Beveiliging

Alarmsysteem  
Invoertelefoon

### Energiebeoordeling

E

### Zonorientatie

Zuiden

### Ligging

Dicht bij golf  
Dicht bij winkels  
Dicht bij de stad  
Dicht bij scholen

### Meubilering

Niet ingericht

### Parkeergelegenheid

Privé  
Meer dan één

### CO2 Emission Rating

E

### Klimaatbeheersing

Haard

### Huidige Staat

Renovatie vereist

### Tuin

Privé

### Categorie

Luxe