



## Отличная вилла для продажи в Nueva Andalucía, Марбелья Вест

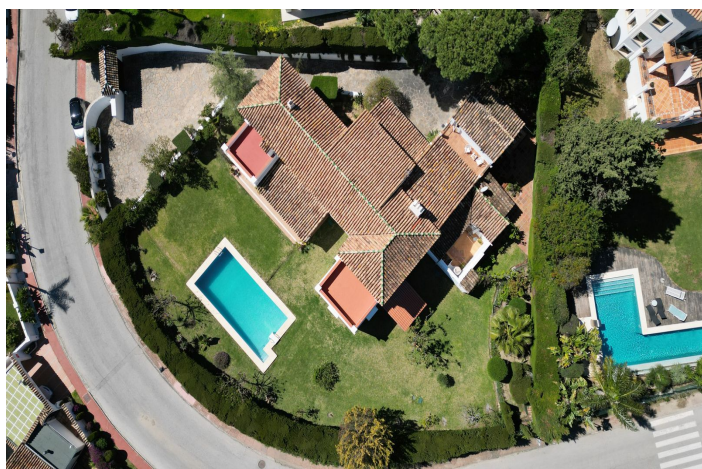
3 150 000 €

ванная комната:

Ссылка: R4993696

спальни: 6 6

Размер участка: 1 755m<sup>2</sup> Размер сборки: 521m<sup>2</sup>







## Коста дель Соль, 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.



## Характеристики:

### Функции

Покрытая терраса  
Частная терраса  
Мраморные полы  
Двойное остекление  
Игровая комната  
Гостевая квартира

### Виды

Море  
Гора  
Сад  
Бассейн

### Бассейн

Частный

### Безопасность

Система тревоги  
Входчик телефона  
Энергетический рейтинг  
Е

### Ориентация

Юг

### Параметр

Рядом с гольфом  
Рядом с магазинами  
Рядом с городом  
Рядом с школами  
Мебель  
Не меблировано  
Стоянка  
Частный  
Более одного  
CO2 Рейтинг выбросов  
Е

### Климат -контроль

Камин

### Состояние

Требуется реконструкция

### Сад

Частный

### Категория

Роскошь