



## Detached Villa for sale in Nueva Andalucía, Marbella

8,950,000 €

Reference: R5116204 Bedrooms: 5 Bathrooms: 6 Plot Size: 2,563m<sup>2</sup> Build Size: 816m<sup>2</sup> Terrace: 440m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

### A Stylish Retreat in the Heart of Las Brisas, Nueva Andalucia

Discover the perfect blend of contemporary living and Andalusian charm in Villa Las Palmeras, an exceptional home set in the prestigious Las Brisas area of Nueva Andalucía. Designed for comfort, privacy, and effortless living, this villa places you just minutes from world-class golf courses, the beach, international schools, and an array of dining and lifestyle amenities.

Spanning three levels, the villa showcases a bright and open layout anchored by a striking central patio that floods the home with natural light and seamlessly connects living spaces. The thoughtfully designed floor plan includes multiple TV lounges, ensuring space for relaxation, entertainment, and family time.

The standout master suite offers tranquil views across the golf course and features a unique outdoor shower, creating a serene start or end to each day.

On the lower level, over 250m<sup>2</sup> of beautifully designed space is dedicated to wellness and leisure. Enjoy your own private cinema, a luxury spa complete with sauna and steam room, a fully equipped gym, and a spacious garage with a car-turning plate for ease and functionality. This level opens directly onto the garden, blending indoor comfort with outdoor enjoyment.

Step outside to a private, landscaped garden—a peaceful haven designed for alfresco living. Whether hosting friends, soaking up the sun, or enjoying quiet moments, this outdoor space is the perfect complement to the Mediterranean lifestyle.

Additional features include:

Orientation: Southwest to Northwest for all-day sun

Underfloor heating and air conditioning throughout

Fireplace for cosy evenings

Private pool and multiple relaxation areas

Fitted wardrobes, ensuite bathrooms, and ample storage

Contemporary architecture with timeless character

Villa Las Palmeras is a rare opportunity to own a home that is as stylish as it is practical, offering a luxurious yet relaxed lifestyle in one of Marbella's most sought-after neighbourhoods.



## Features:

### Features

Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Basement

### Views

Garden  
Pool

### Pool

Private

### Parking

Garage  
Private  
Open  
More Than One

### Orientation

South West

### Setting

Close To Golf  
Urbanisation  
Close To Shops  
Close To Schools

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
U/F Heating  
U/F/H Bathrooms

### Condition

Excellent

### Garden

Private

### Category

Investment  
Golf  
Luxury  
Resale