



## Frakoblet villa til salg i Nueva Andalucía, Marbella West

2.390.000 €

Reference: R5271676    Soveværelser: 8    Badeværelser: 5    Grundstørrelse: 1.279m<sup>2</sup>    Byg Størrelse: 425m<sup>2</sup>    Terrasse: 140m<sup>2</sup>





---

## Costa del Sol, Nueva Andalucía

Situated in the exclusive residential enclave of Las Brisas, Nueva Andalucía, Marbella, this elegant villa enjoys a privileged position at the end of a quiet cul-de-sac, ensuring exceptional privacy and tranquility. The property occupies a generous 1,279 m<sup>2</sup> square plot, surrounded by mature landscaping and distinctive architectural details. Access to the villa is both striking and serene, via a charming wooden bridge that spans three ornamental fish ponds with water features and fountains, creating a calming sense of arrival. The ground floor offers a well-balanced and functional layout. To the right, a contemporary, fully equipped kitchen provides practicality and style, while to the left, the dining area offers an inviting and intimate setting. Multiple living areas, all featuring large windows, enjoy uninterrupted views over the garden and swimming pool. This entire level is enveloped by approximately 200 m<sup>2</sup> of terraces, allowing seamless indoor-outdoor living from every angle. An en-suite bedroom on this floor is ideal for guests or those seeking single-level accommodation. The first floor comprises four well-appointed bedrooms arranged in a gallery-style layout, each designed to offer comfort, privacy, and natural light. The lower level provides three additional bedrooms and a bathroom, creating versatile space for extended family, guests, or staff accommodation. Outdoors, the villa boasts a heated swimming pool, perfect for year-round enjoyment of Marbella's exceptional climate. Parking is plentiful, with capacity for up to six vehicles, including a two-car garage, a covered carport for two cars, and two additional uncovered spaces within the plot. Combining comfort, functionality, and an exceptional location, this villa represents an outstanding opportunity to own a refined family residence in one of Marbella's most desirable areas.



## Funktioner:

### Funktioner

Dækket terrasse  
Privat terrasse  
Ensuite badeværelse  
Marmorgulve  
Dobbeltvindue  
Monterede garderober  
Spillelokale  
Jacuzzi  
Personale indkvartering

### Synspunkter

Bjerg  
Have  
Pool

### Pool

Opvarmet  
Privat

### Parkering

Garage  
Privat  
Dækket  
Åben  
Mere end en

### Orientering

Vest  
Sydvest

### Indstilling

Tæt på golf  
Urbanisering  
Tæt på butikker  
Tæt på skoler

### Køkken

Fuldt monteret  
Kitchen-lounge

### Hjælpeprogrammer

Elektricitet  
Drikkeligt vand

### Klimakontrol

Aircondition  
Kold aircondition  
Varm aircondition

### Tilstand

God  
Fremragende

### Have

Privat  
Anlæg

### Kategori

Investerings  
Billig  
Golf  
Luksus  
Videresalg