

## Detached Villa for sale in Nueva Andalucía, Marbella

3 490 000 €

ванная комната:

Ссылка: R4741735

спальни: 5 6

Размер участка: 1 048m<sup>2</sup>

Размер сборки: 476m<sup>2</sup>



## Costa del Sol, Las Brisas

**\*\*Charming Andalucian Villa with Spectacular Views front line golf in Nueva Andalucia\*\***

Discover a true gem in the prestigious Las Brisas golf community of Nueva Andalucia. This Andalucian villa, constructed in 2008, perfectly blends charm with modern luxury. Positioned front line to the renowned golf course, the property offers breathtaking views of the lush greenery, serene golf lake, and the majestic La Concha mountain. Nestled in an ideal location, you're a short stroll away from supermarkets, exceptional restaurants, and Centro Plaza. A 15-minute walk places you in the vibrant Puerto Banus, with all its top-tier facilities and attractions.

Spread across three inviting floors, this 476 m<sup>2</sup> villa exudes warmth and sophistication. The entry level welcomes you with a hall, a fully equipped kitchen, a cozy living room, two en-suite bedrooms, and a lovely terrace. Upstairs, the main bedroom offers an en-suite bath and access to a private terrace along with a comfortable TV room. The lower level is an entertainment paradise featuring a cinema/games room complete with a bar, a fully equipped gym, ample storage, two additional en-suite bedrooms, a guest toilet, and a dedicated laundry room.

The property also boasts a garage with space for two large cars and includes a small bathroom for added convenience. The pool has been newly refurbished in 2024 with, ensuring a modern and refreshing oasis with new tiles, heated and with salt water.

With a generous plot of 1,048 m<sup>2</sup>, this villa offers ample space for outdoor enjoyment. Additional features include built-in wardrobes, a storage room, Ac cold/heat and an east-facing orientation.

Now available on the market, this property epitomizes elegance and is perfectly positioned for those seeking a luxurious lifestyle. Don't miss the opportunity to view this extraordinary villa. Contact us today to schedule a visit!

## Характеристики:

### Функции

Покрытая терраса  
Частная терраса  
Хранилище  
Ванная комната  
Мраморные полы  
Двойное остекление  
Приспособленные шкафы  
Спортзал  
Игровая комната  
Утилита  
Бар  
Барбекю  
Подвал

### Параметр

Рядом с магазинами  
Рядом с школами  
Frontline Golf

### Мебель

Полностью меблирован

### Категория

Роскошь  
Перепродажа

### Ориентация

Восток

### Состояние

Отличный

### Кухня

Полностью оснащен

### Энергетический рейтинг

E

### Виды

Сад  
Бассейн  
Гольф  
Озеро

### Бассейн

Нагретый  
Частный

### Стоянка

Гараж  
Более одного

### CO2 Рейтинг выбросов

E