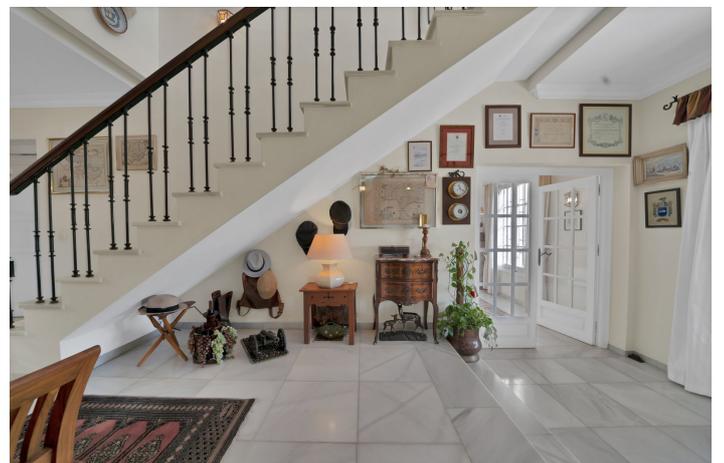




## Apartment for sale in Nueva Andalucía, Marbella

3,050,000 €

Reference: R4993696 Bedrooms: 6 Bathrooms: 6 Plot Size: 1,755m<sup>2</sup> Build Size: 521m<sup>2</sup>





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## 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.



## Features:

### Features

Covered Terrace  
Private Terrace  
Marble Flooring  
Double Glazing  
Games Room  
Guest Apartment

### Views

Sea  
Mountain  
Garden

### Pool

Private

### Security

Alarm System  
Entry Phone

### Energy Rating

E

### Orientation

South

### Setting

Close To Golf  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Not Furnished

### Parking

Private  
More Than One

### CO2 Emission Rating

E

### Climate Control

Fireplace

### Condition

Renovation Required

### Garden

Private

### Category

Luxury