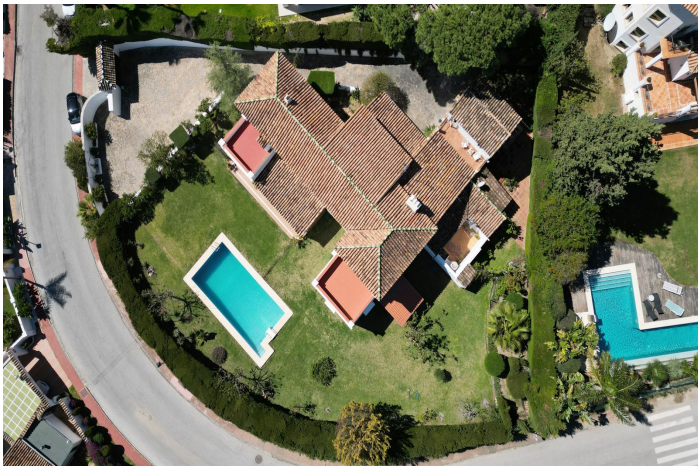




## Apartment for sale in Nueva Andalucía, Marbella

3 150 000 €

Référence: R4993696    Chambres: 6    Bain: 6    Terrain: 1 755m<sup>2</sup>    Construite: 521m<sup>2</sup>







---

## 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.



## Spécification:

### Caractéristiques

Terrasse couverte

Terrasse privée

Sol en marbre

Double vitrage

Salle de jeux

Appartement

### Vues

Mer

Montagne

Jardin

Piscine

### Piscine

Private

### Sécurité

Système d'alarme

Téléphone d'entrée

### Cote d'énergie

E

### Orientation

Sud

### Paramètre

Près du golf

Proche des magasins

Près de la ville

Près des écoles

### Meubles

Non meublé

### Parking

Private

Plus d'un

### Cote d'émission de CO2

E

### Climatisation

Cheminée

### Condition

Rénovation requise

### Jardin

Private

### Catégorie

Luxe