



## Detached Villa for sale in Nueva Andalucía, Marbella

2.390.000 €

West

Referenz: R5271676 Schlafzimmer: 8 Badezimmer: 5 Grundstücksgröße: 1.279m<sup>2</sup> Garten: 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.

## Eigenschaften:

Merkmale	Orientierung	Klimakontrolle
Überdachte Terrasse	West	Klimaanlage
Private Terrasse	Südwesten	Kalte a/c
Badezimmer		Heiße A/C.
Marmorböden		
Doppelverglasung		
Einstellungsschränke		
Spielzimmer		
Whirlpool		
Personalunterkunft		
Ansichten	Einstellung	Zustand
Berg	In der Nähe von Golf	Gut
Garten	Urbanisierung	Exzellent
Pool	In der Nähe von Geschäften	
	In der Nähe von Schulen	
Pool	Küche	Garten
Erhitzt	Voll ausgestattet	Privat
Privat	Küchenlehre	Angelegt
Parken	Versorgungsunternehmen	Kategorie
Garage	Strom	Investition
Privat	Trinkbares Wasser	Billig
Bedeckt		Golf
Offen		Luxus
Mehr als eins		Wiederverkauf