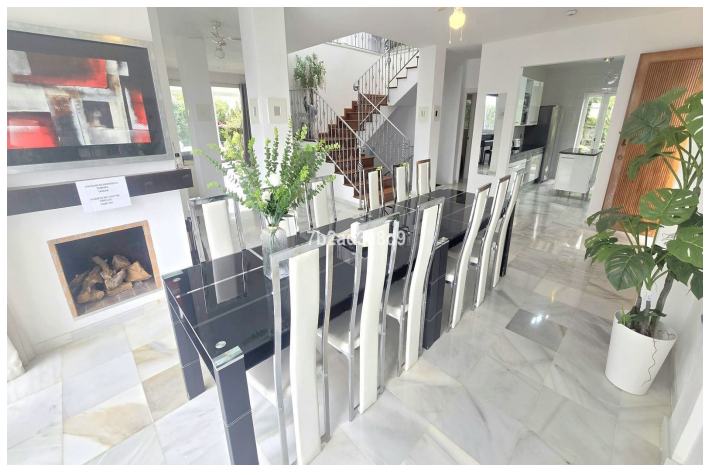




## Detached Villa for sale in Nueva Andalucía, Marbella

2.390.000 €

Reference: R5271676 Bedrooms: 8 Bathrooms: 5 Plot Size: 1.279m<sup>2</sup> Build Size: 425m<sup>2</sup> Terrace: 140m<sup>2</sup>







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## 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.



## Features:

### Özellikler

Kapalı teras  
Özel teras  
Ensuite Banyo  
Mermer döşeme  
Çift cam  
Takılmış gardıroplar  
Oyun odası  
Jakuzi  
Personel Konaklama

### Görüşler

Dağ  
Bahçe  
Havuz

### Havuz

Isıtmalı  
Özel

### Otopark

Garaj  
Özel  
Kapalı  
Açık  
Birden fazla

### Oryantasyon

Batı  
Güney Batı

### Ayar

Golf'e yakın  
Kentleşme  
Dükkanlara Yakın  
Okullara yakın

### Mutfak

Tam takılmış  
Mutfak yükü

### Kamu hizmetleri

Elektrik  
İçilebilir su

### İklim kontrolü

Klima  
Soğuk klima  
Sıcak klima

### Durum

İyi  
Harika

### Bahçe

Özel  
Peyzajlı

### Kategori

Yatırım  
Ucuz  
Golf  
Lüks  
Yeniden satış