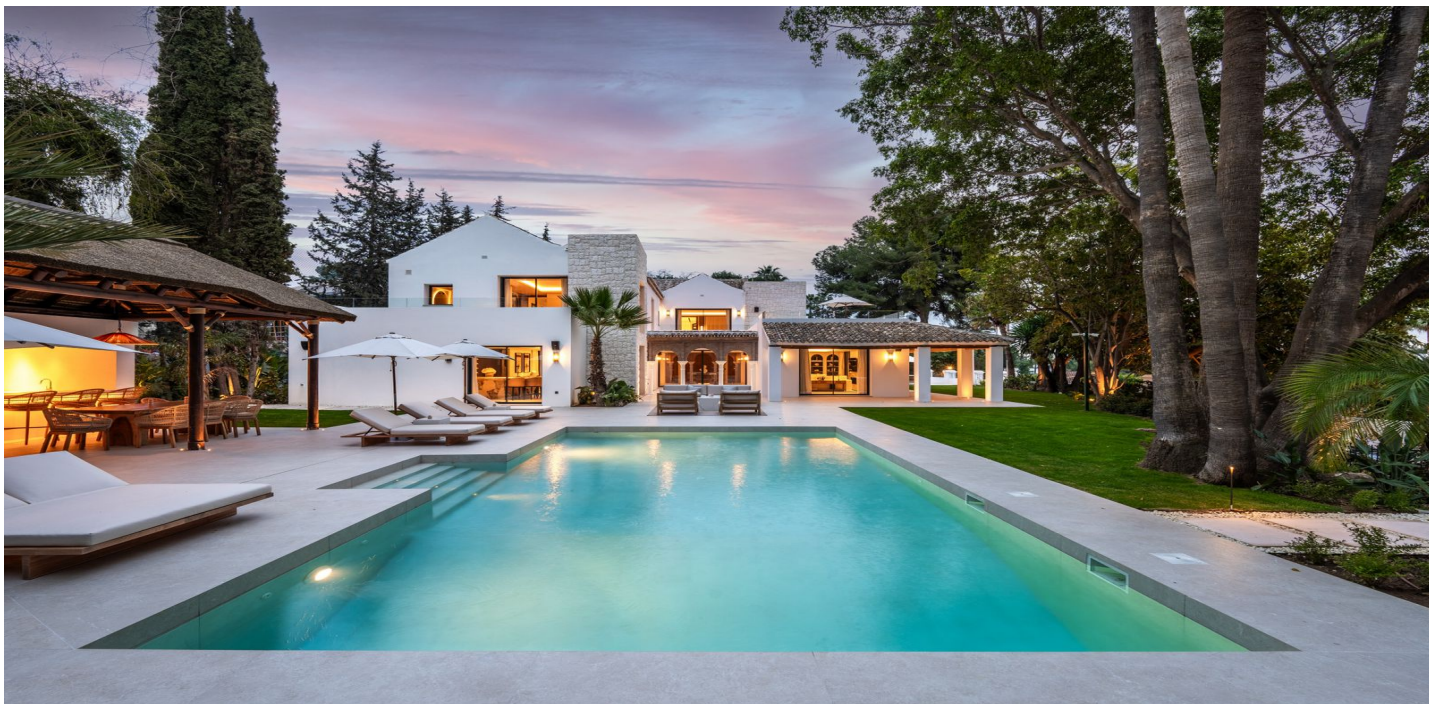




## Detached Villa for sale in Nueva Andalucía, Marbella

8.950.000 €

Reference: R4564345   Bedrooms: 5   Bathrooms: 6   Plot Size: 2.563m<sup>2</sup>   Build Size: 816m<sup>2</sup>   Terrace: 440m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Villa Las Palmeras is a home that combines modern features with traditional details, creating a warm and inviting atmosphere. Located in the heart of Las Brisas, it offers privacy while being close to top golf courses, restaurants, and all the conveniences of Nueva Andalucía. The villa is spread over three floors, with a thoughtfully designed layout that maximizes space and natural light. A central patio brings character to the home, filling the interior with daylight and connecting the different areas. The master suite is a standout feature, with an outdoor shower that overlooks the golf course—an ideal place to start or end the day. The basement, measuring over 250m<sup>2</sup> with high ceilings, is designed for both relaxation and entertainment. It features a private home cinema, a spa with a sauna and steam room, and a fully equipped gym. A spacious garage with a car-turning plate makes parking easy, and the basement opens directly onto the garden, creating a seamless flow between indoor and outdoor spaces. The villa also includes three separate TV rooms, offering plenty of space for different activities, whether watching a movie, relaxing with a book, or spending time with family and friends. The outdoor area is beautifully landscaped, with plenty of space for enjoying the Mediterranean climate. Whether hosting a barbecue, sunbathing, or simply unwinding in the fresh air, the garden offers a private and peaceful retreat. Villa Las Palmeras is a home that brings together style, comfort, and practicality, offering everything needed for a relaxed lifestyle in one of Marbella's most desirable areas.





## Features:

### Özellikler

Kapalı teras  
Kaldırmak  
Ulaşım yakınında  
Özel teras  
Depo  
Ensuite Banyo  
Çift cam  
Takılmış gardıroplar  
Wifi  
Spor salonu  
Sauna  
Ahşap döşeme  
Barbekü  
Domotik  
Bodrum  
Fiber optik  
**Görüşler**  
Dağ  
Panoramik  
Bahçe  
Havuz

### Havuz

Isıtmalı  
Özel

### Güvenlik

Alarm sistemi  
Elektrikli panjur

### Oryantasyon

Güney Batı

### Ayar

Golf'e yakın  
Limana yakın  
Denize yakın  
Dükkanlara Yakın  
Şehre yakın  
Okullara yakın

### Mobilya

Tamamen mobilyalı

### Otopark

Özel  
Birden fazla

### İklim kontrolü

Klima  
Şömine  
U/F Isıtma  
U/f/h banyo

### Durum

Harika  
Yeni İnşaat

### Bahçe

Özel

### Kategori

Lüks