



Contemporary, prime location luxury villa for sale in a gated community, frontline golf Las Brisas in Nueva Andalucia, Marbella
Marbella Area

🏠 House 📏 Plot 1331 m² 🏡 Built 336 m² 🏠 Terrace 475 m² 🛏 5 🚿 5 # Ref. 152541

🏠 2.995.000 €

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Luxurious villa for sale in a gated and secure residential area, directly on the golf course of Las Brisas in Nueva Andalucia, Marbella

RESERVED

PROPERTY HIGHLIGHTS

- Gated, 24h secured residential urbanization.
- Frontline Las Brisas Golf.
- Walking distance to all amenities.
- Open living spaces with spacious terraces.
- Contemporary and cozy interior.
- ~~Coveted location: urgent viewing advised!~~

THE LOCATION

- The villa is located in a gated community, with 24-hour security and CCTV.
- **Adjacent to the prestigious Real Club de Golf Las Brisas.**
- There is also a **tennis club** and a new beach club with a **restaurant**.
- **Just steps away you will find a wide range of food cafes, bars, restaurants, supermarkets and all kinds of amenities.**
- A little further away there is a large commercial center.
- Puerto Banus is only two minutes away.
- The great benefit of this residential area is its location. **You can reach everything by foot.**

THE VILLA

In figures:

- Plot size: 1.331m²
- Habitable surface: 336m²
- Terraces: 475m²
- Parking: 3 cars
- 5 bedrooms

- 5 en-suite bathrooms
- Guest toilet: 1
- Living floors: 2

Plot:

- Rectangular plot **directly adjacent to the golf course.**
- **Ultimate privacy.**
- Beautiful green lawn with some palm trees.
- **Large swimming pool, overlooking the surroundings.**
- Around the pool there is the **fenced sun terrace with sun loungers and 2 pergolas.**
- **Spacious open and covered terraces.**
- **Southwest facing garden and terraces.**

The villa:

- The villa is in an excellent condition.
- **Comfortable, open layout with a cozy contemporary interior.**
- Driveway with carport.
- Entrance with guest toilet.
- **Double-height living space with large salon, white painted beamed ceiling and access to covered terrace.**
- Semi-open dining area with adjoining large equipped kitchen.
- **Light-filled interior thanks to the room-high sliding windows.**
- 5 en-suite bedrooms.
- The upper level contains the spacious master bedroom, en-suite with freestanding bath and large open terrace of over 70m².
- 2 rooms currently set up as office and gym but offer enough space for a 4th and 5th bedroom.



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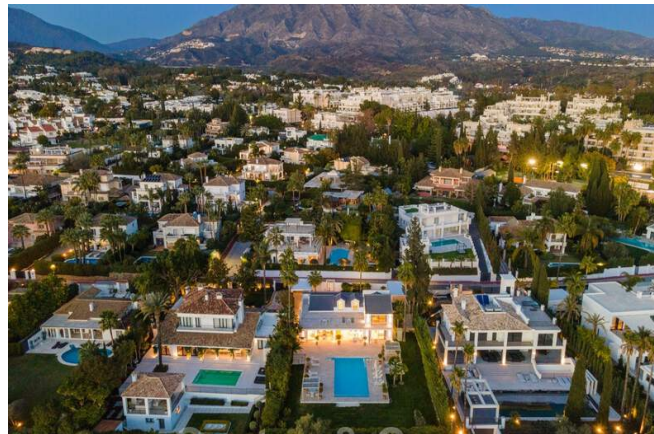


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