Costas & Casas
Marbella Real Estate

Oasis Business Center, Our Space, Of.9
Golden Mile - 29602 Marbella
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Contemporary, luxury villa for sale, frontline Las Brisas golf with stunning views in Nueva Andalucia, Marbella

Marbella Area

House | Plot 1623 m² | Built 550 m² | - | 6 | 5 | Ref. 152470

3.900.000 €

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Ready to move in, designer villa for sale, right on the Las Brisas golf course in Nueva Andalucia, Marbella

SOLD

PROPERTY HIGHLIGHTS

- Practical, front-line golf property.
- Impressive unobstructed view of the golf course and La Concha mountain.
- Modern open plan interior.
- Infinity pool with idyllic views.

THE LOCATION

- **Situated in the middle of the golf valley, directly adjacent to the prestigious Las Brisas golf course.**
- **Just a few minutes' drive from all the local amenities, multiple restaurants, bars and stores.**
- **Walking distance from several golf courses.**
- 10-minute drive to the center of Puerto Banus, 12 minutes to the Golden Mile and 15 minutes to the center of Marbella.

THE VILLA

The villa in a few figures:

- 6 Bedrooms
- 5 Bathrooms
- 1 Guest toilet
- Plot size: 1.623m²
- Total built area: 550m²
- 4 Parking lots

General:

- **Impressive views of the golf course and La Concha mountain.**
- **Sophisticated, modern, organic design**.
- Detailed and high finish.
- **Infinity pool with beautiful view.**
- Integrated fountain at the open terrace.
- **Ground floor provides both open and covered terraces.**
- Room-high sliding windows that provide natural light that brings the property even more to life.

General Villa:

- **Modern, recently completely renovated detached villa.**
- High quality, high performance building materials.
- Contemporary interior design.
- Beautiful driveway, equipped with a carport and an indoor garage.
- Beautiful entrance with subtropical plants and finished in white stone.
- Large front door that takes you to the open entrance hall.
- Open plan living space with dining table, seating area and main salon with fireplace.
- Spacious kitchen with large cooking island and excellent equipped.
- Seamless transitions between inside and outside through the large, room-high sliding windows.
- 6 spacious bedrooms and 5 bathrooms.

Distribution:

Ground Floor

- Open entrance hall taking you directly into the living space.
- Open plan living space with a dining room, seating area and adjacent to the spacious living room with a recessed wood burning fireplace.
- Very spacious, equipped Poggenpohl kitchen, cooking island made of Barazza stainless steel, a large refrigerator, teppanyaki plate and wine cabinet.
- Guest toilet, storage closet and picturesque office.
- 2 bedrooms, en-suite with fitted wardrobes and access to the terrace.
- Master bedroom en-suite with bath and shower, in addition another large walk-in closet, sofa and direct access to the terrace.
- Stairs that lead you to the lower floor.
- The partially covered terrace is in direct connection with the living room and bedrooms.
- The covered terrace has a lounge and additional space that you can decorate to your liking.
- Open terrace with built-in infinity pool with adjacent pergola, loungers and fountain.

Lower Floor -1

- Staircase.
- 2 bedrooms en-suite with fitted wardrobes and access to the exterior.
- Bedroom with double bed.
- Salon, laundry room and engine room.

Other features:

- The entire house has ceramic tiles.
- Double glazed aluminum windows.
- Sanitary ware in the bathroom from Villeroy & Boch.
- Laundry rooms equipped with Miele electronics.
- Air conditioning with heat/cool function.
- Underfloor heating (partially).
- Bedrooms, en-suite on the ground floor all have underfloor heating.
- Domotics lighting system for indoors and outdoors, operated via iPhone/iPad.
- Bose Bang & Olufsen sound system for interior and exterior.
- Additional, external Bose music system.
- Bose/Sonos wireless music system.
- Saltwater pool with the possibility of installing a heating system.
- Barbecue area.
- Outdoor shower.
- Glass balustrades.
- Fully installed alarm with lasers and video entry.

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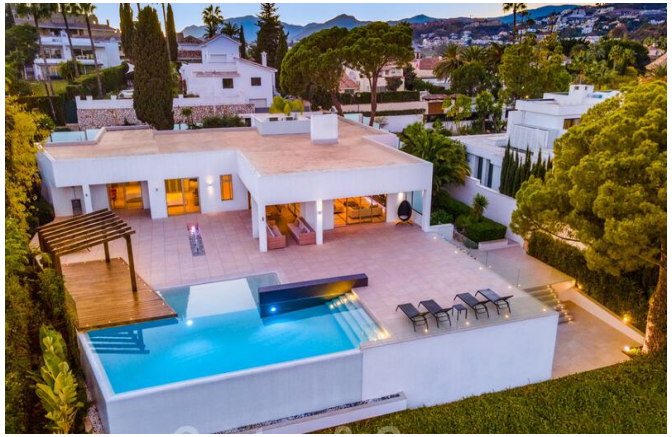
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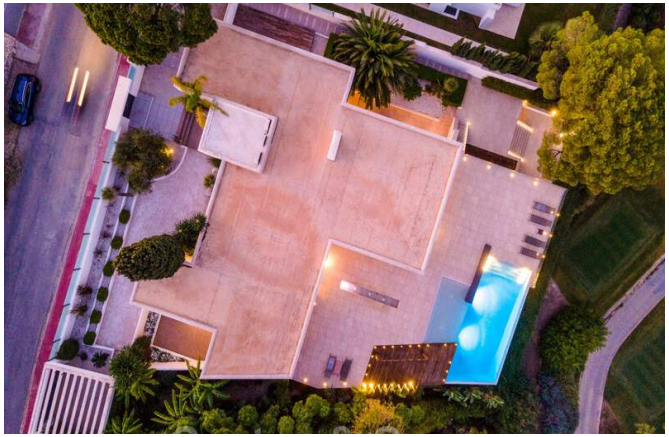
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