



Move-in ready luxury villa for sale adjacent to Las Brisas golf course, in a gated community in Nueva Andalucia's golf valley, Marbella
Marbella Area

House
 Plot 1331 m²
 Built 380 m²
 Terrace 445 m²
 5
 5
 # Ref. 156345

3.995.000 €

This document is for information purposes only and may be subject to errors, omissions, changes in price or withdrawal without prior notice, and do not form part of any contract. The price does not include purchase costs.

Fully refurbished luxury villa for sale with extensive terraces in a gated and secure neighbourhood in Nueva Andalucia, Marbella

SOLD

PROPERTY HIGHLIGHTS

- Frontline Las Brisas golf.
- Prime location within walking distance to many amenities.
- Community with 24-hour security system.
- Vast outdoor areas.
- Recently fully renovated.
- Fully furnished.
- Move-in ready.
- Short-term rental permit included.
- Early viewing highly recommended!

THE LOCATION

- Ideally located in an elevated position in **a secluded, residential area** of Nueva Andalucia's golf valley.
- Surrounded by several prestigious golf courses including Aloha, Las Brisas and Los Naranjos.
- **Walking distance to local amenities including many restaurants and supermarkets in Nueva Andalucia.**
- Just a few minutes' drive from Puerto Banus and the beach.

THE VILLA

In figures:

Plot size: 1.331m²
Built-up area: 380m²
Surface terraces: 445m²
5 bedrooms
5 bathrooms
1 guest toilet
2 residential floors

General:

- Fully fenced plot located in a high position.
- Spacious saltwater pool with an integrated cover sail.
- Extensive sun terrace with jacuzzi, loungers and stunning views over the golf course.
- Bright interior rooms and expansive outdoor spaces.
- Orientation to the southwest.
- Mature native vegetation surrounding the plot provides privacy.

The villa:

- **Recently fully renovated villa in a modern Andalusian style.**
- Much attention to a detailed and high standard of finishing.
- Elegant and tasteful interior design.
- Room-high sliding windows allowing plenty of natural light and access to outdoor areas.

Distribution:

Ground floor

- Carport and parking for 2-3 cars.
- A motorised gate gives access to the entrance.
- Entrance hall with guest toilet.
- Open-plan living space with a living and dining area.
- Part of the living space provides a raised beamed ceiling with windows, generating additional natural light and ventilation.
- Open-plan living kitchen with an island fitted with seating.
- Integrated dining area.
- 4 en-suite bedrooms.
- 20m² gym equipped with sports equipment.
- Spacious covered terrace with lounge, al fresco dining area and barbecue area.

Upper floor

- Stairwell.
- Large master suite with high vaulted beamed ceiling.
- Access to an expansive solarium.

Other features:

Air conditioning.

Siemens appliances in the kitchen.

Fitted wardrobes in the bedroom.

Alarm system and intercom.

Outdoor shower.

Includes short-term rental licence with an approximate income of €360k a year.

Furniture: +€150.000



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