



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 €

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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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