







Traditional luxury villa with Andalusian charm for sale in Las Brisas in Nueva Andalucia's golf valley, Marbella Marbella Area



↑ House ☐ Plot 1302 m² ☐ Built 686 m² ☐ Terrace 104 m² ► 5



Ref. 157577

3.495.000 €



Classic Spanish luxury villa for sale in the heart of the golf valley in Nueva Andalucia, Marbella

Property highlights

- Surrounded by golf courses and close to amenities.
- Inviting outdoor space.
- 5 bedrooms, 5 bathrooms.
- Multifunctional room, sauna.
- Indoor guesthouse.

THE LOCATION

In the golf valley of Nueva Andalucia, in a quiet residential area, dotted with luxury properties close to amenities.

Just a few minutes by golf buggy to the most prominent golf courses in the valley, including Los Naranjos, Aloha and Las Brisas.

Just a short drive from various restaurants, bars, amenities, Puerto Banus and the beaches of the Golden Mile.

THE VILLA

In figures:

Plot size: 1.302m²
Total built area: 686m²
Covered terrace area: 104m²
5 bedrooms
5 + 1 bathrooms
Swimming pool 12m x 6m
3 floors

Description

A spacious plot, completely fenced by tall plantings that provide the necessary privacy.

Manicured landscape garden with lawn and tropical greenery.

Built-in private swimming pool with adjacent sun deck.

A large, covered terrace will be equipped with a lounge, 'al fresco dining' area and a cozy pool bar.

Southwest oriented.

The villa itself:

Detached villa in a traditional Mediterranean architectural style.

Characterfully decorated.

You walk into an impressive entrance hall with a double-height ceiling.

The main rooms are on the ground floor and are in contact with the outdoor area.

The living space is furnished with a lounge, a 2nd sitting area and a formal dining area.

A fully equipped kitchen with plenty of storage space and a dining area.

The lower floor provides a **multifunctional room, sauna** and bathroom, storage spaces and a guest or staff accommodation.

Carport for 2 cars.

Other characteristics:

Double glass. Air conditioning for cooling and heating.
Underfloor heating in the bathrooms.
Traditional wood fireplace. Marble floors. Awnings on the terrace. Alarm system















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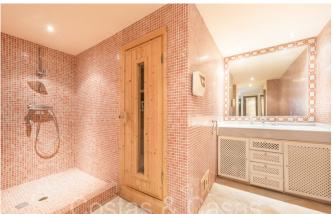












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