



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

House Plot 1302 m<sup>2</sup> Built 686 m<sup>2</sup> Terrace 104 m<sup>2</sup> 5 5 # Ref. 157577

3.495.000 €

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## 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: 1.302m<sup>2</sup>  
Total built area: 686m<sup>2</sup>  
Covered terrace area: 104m<sup>2</sup>  
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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