

Reference: R5422966



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# Detached Villa in Las Brisas

Price **€ 1,995,000**

Bedrooms	4
Bathrooms	5.5
Build Size	267 m <sup>2</sup>
Terrace	114 m <sup>2</sup>
Plot Size	1081 m <sup>2</sup>

## SETTING

- ✓ Close To Golf
- ✓ Close To Schools
- ✓ Close To Shops
- ✓ Close To Town

## ORIENTATION

- ✓ South West

## CONDITION

- ✓ Excellent
- ✓ Recently Renovated

## POOL

- ✓ Private

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Fireplace

## VIEWS

- ✓ Panoramic
- ✓ Garden
- ✓ Pool

## FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Ensuite Bathroom
- ✓ Fiber Optic
- ✓ Fitted Wardrobes
- ✓ WiFi
- ✓ Barbeque
- ✓ Near Transport
- ✓ Storage Room
- ✓ Double Glazing

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Partially Fitted

## GARDEN

- ✓ Private

## SECURITY

- ✓ Alarm System

## PARKING

✓ More Than One

✓ Private

## CATEGORY

✓ Luxury

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### Detached Villa with Private Pool in Nueva Andalucía, Marbella

Located in one of the most sought-after residential areas of Nueva Andalucía, this elegant detached villa combines space, privacy and an exceptional Mediterranean lifestyle. The property is set in a peaceful and established neighbourhood, close to prestigious golf courses, international schools, restaurants, shops and just a short drive from **Puerto Banús** and the beach.

The villa offers 267 m<sup>2</sup> built and is distributed over two levels, with a bright and functional layout designed for both comfortable family living and entertaining.

On the entrance level, the property features a beautiful open-plan living area with an open kitchen, dining area and a spacious, light-filled lounge. This level also offers access to a pleasant terrace, ideal for relaxing or enjoying outdoor dining. On the same floor, there is a guest bathroom and one bedroom with an en-suite bathroom, making it perfect for guests or as a private main bedroom suite.

On the lower level, the villa comprises three bedrooms, all with en-suite bathrooms, providing privacy and comfort for family and guests. This floor connects directly to a generous outdoor area, including a large terrace with an exterior lounge area, porch, private swimming pool and outdoor kitchen — the perfect setting to enjoy Marbella's climate all year round.

The outdoor spaces are one of the property's main highlights, offering several terraces, a chill-out area, porch, private pool and entertainment spaces designed for outdoor living. The villa also benefits from a garage and storage areas, adding practicality and convenience.

With 4 bedrooms, 5 bathrooms, 4 en-suite bedrooms, several terraces, private pool, outdoor kitchen and a prime location in Nueva Andalucía, this property represents an excellent opportunity in one of Marbella's most desirable areas.

Sale price: €1,995,000

Long-term rental: €12,000/month

Short-term rental: €7,000/week

### Key Features

- \* Detached villa in Nueva Andalucía, Marbella
- \* 267 m<sup>2</sup> built
- \* 4 bedrooms
- \* 5 bathrooms
- \* 4 en-suite bedrooms
- \* Guest bathroom
- \* Open-plan kitchen
- \* Spacious and bright living room

- \* Dining area
- \* Several terraces
- \* Large outdoor terrace with lounge area
- \* Porch
- \* Private swimming pool
- \* Outdoor kitchen
- \* Garden and outdoor areas
- \* Garage and storage areas
- \* Prime residential location
- \* Close to golf, Puerto Banús, amenities and the beach
- \* Available for sale, long-term rental and short-term rental

[View Property Online](#)

# GALLERY







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