



# Detached Villa in Nueva Andalucía

Price **€ 4,495,000**

|            |         |
|------------|---------|
| Bedrooms   | 4       |
| Bathrooms  | 5       |
| Build Size | 552 m²  |
| Terrace    | 200 m²  |
| Plot Size  | 1801 m² |

## SETTING

- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Close To Town

## ORIENTATION

- ✓ South East

## CONDITION

- ✓ Excellent

## POOL

- ✓ Heated

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Pre Installed A/C
- ✓ Hot A/C
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

## VIEWS

- ✓ Sea
- ✓ Garden
- ✓ Courtyard

## FEATURES

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ WiFi
- ✓ Games Room
- ✓ Ensuite Bathroom
- ✓ Barbeque

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Private

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This elegant south east-facing villa is set within a quiet cul-de-sac in Las Brisas, Nueva Andalucía, offering privacy, mature gardens, and open views enhanced by abundant natural light throughout the day. The property blends the charm of a timeless Andalusian residence with contemporary interiors and carefully considered architectural details.

Upon entering, the home opens into a spacious open-plan living area with vaulted ceilings and floor-to-ceiling, double-glazed windows that slide fully open, creating a seamless connection between the interior and the outdoor terraces. The modern kitchen is fitted with high-quality finishes and flows naturally into the dining and living areas, all overlooking the garden and pool.

The main bedroom suite is located on the ground floor, offering direct access to the garden, a walk-in closet, and a private en-suite bathroom. A mezzanine level above the living area hosts a stylish office or study, framed by steel windows and enjoying views towards La Concha mountain.

On the first floor, two bedrooms share a bathroom. One enjoys sea and garden views, while the other looks out towards the surrounding mountains, providing a balanced mix of outlooks and privacy.

The lower level is dedicated to leisure and functionality, featuring a generous entertainment room, a climate-controlled wine cellar, and an additional bedroom with natural light and access to an interior courtyard, along with a walk-in closet. This level also provides access to the garage.

The outdoor areas are designed for both relaxation and entertaining. The private garden surrounds a large heated swimming pool and includes covered terraces and lounge areas, creating a tranquil setting with complete privacy. Recently installed solar panels improve the villa's energy efficiency and supply power for the pool heating and water systems.

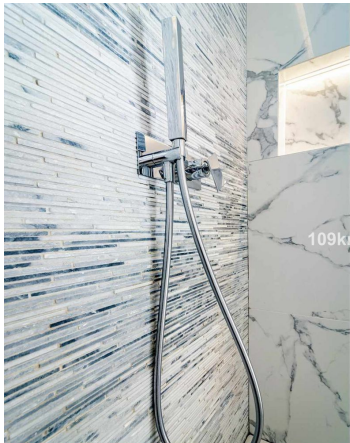
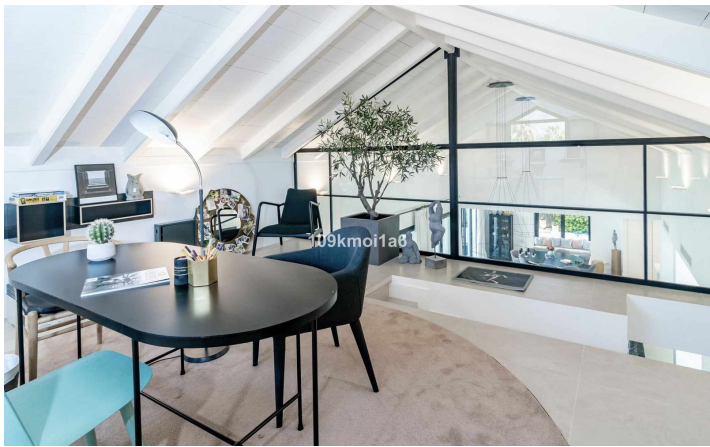
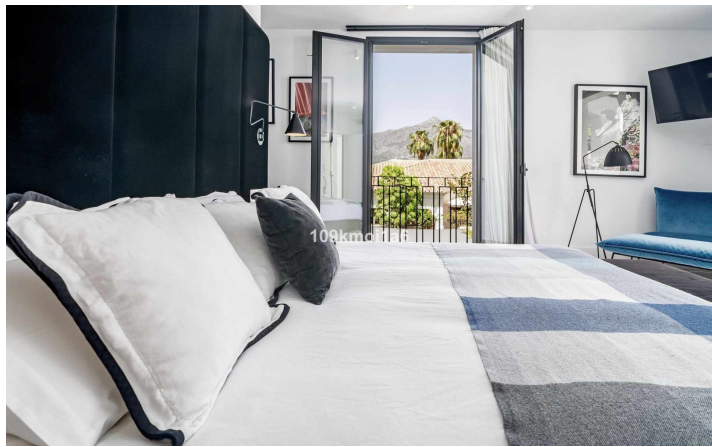
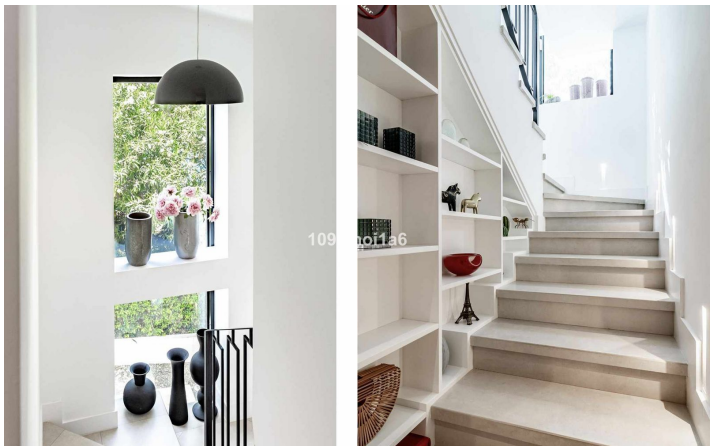
Located in the heart of Nueva Andalucía's Golf Valley, the villa is within a 25-minute walk of Aloha Gardens, an 8-minute drive to Puerto Banús, and approximately 11 minutes to the iconic Puente Romano. Golf courses, international schools, restaurants, and beaches are all within easy reach, while the setting remains peaceful and residential.

This property is well suited as a refined family home or a sophisticated holiday residence, offering privacy, comfort, and a prime location in one of Marbella's most sought-after areas.

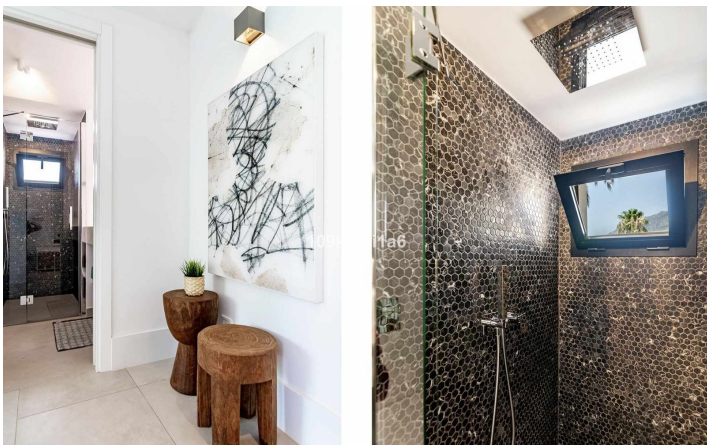
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GALLERY











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