



# Detached Villa in Las Brisas

Price **€ 3,050,000**

Bedrooms	6
Bathrooms	5.5
Build Size	521 m²
Plot Size	2276 m²

## SETTING

- ✓

Close To Golf
- ✓

Close To Shops
- ✓

Close To Town
- ✓

Close To Schools

## ORIENTATION

- ✓

South

## CONDITION

- ✓

Renovation Required

## POOL

- ✓

Private

## CLIMATE CONTROL

- ✓

Fireplace

## VIEWS

- ✓

Sea
- ✓

Mountain
- ✓

Garden
- ✓

Pool

## FEATURES

- ✓

Covered Terrace
- ✓

Private Terrace
- ✓

Games Room
- ✓

Guest Apartment
- ✓

Marble Flooring
- ✓

Double Glazing

## FURNITURE

- ✓

Not Furnished

## GARDEN

- ✓

Private

## SECURITY

- ✓

Entry Phone
- ✓

Alarm System

## PARKING

- ✓

More Than One
- ✓

Private

## CATEGORY

- ✓

Luxury



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## Detached Villa for Sale in Nueva Andalucía, Marbella – Prime Location with Sea Views

Located in one of Marbella's most sought-after areas, this magnificent detached villa sits on a generous corner plot of 1,755 m<sup>2</sup> in the prestigious Avenida del Generalife 28. South-southwest facing, it boasts breathtaking views of the sea and Gibraltar. The property enjoys a strategic location that offers both privacy and tranquillity, while being perfectly connected to all amenities, international schools, renowned golf courses, and the glamour of Puerto Banús.

With a total built area of 700 m<sup>2</sup> (as per the Cadaster or land registry), the villa offers generous living spaces, ideal for family life. The ground floor features a spacious living room of over 40 m<sup>2</sup>, a separate dining area, a large study, guest WC, and a fully equipped kitchen with a service area including a good-sized bedroom and bathroom. The inviting covered terrace opens directly onto the beautifully maintained mature garden and private pool – the perfect setting to enjoy Marbella's enviable climate.

Upstairs, there are four further bedrooms, three of which have en-suite bathrooms. The impressive master suite includes a walk-in wardrobe and access to a large terrace with stunning panoramic views towards Gibraltar.

The property also benefits from a substantial 77 m<sup>2</sup> garage and a charming guest house arranged over two levels, with a living area downstairs and bedroom with bathroom upstairs – ideal for hosting visitors or generating rental income.

A home full of character, in excellent condition, with outstanding potential both as a permanent residence and as a high-yield buy-to-rent investment.

A unique opportunity in Nueva Andalucía. Book your viewing today and prepare to fall in love.

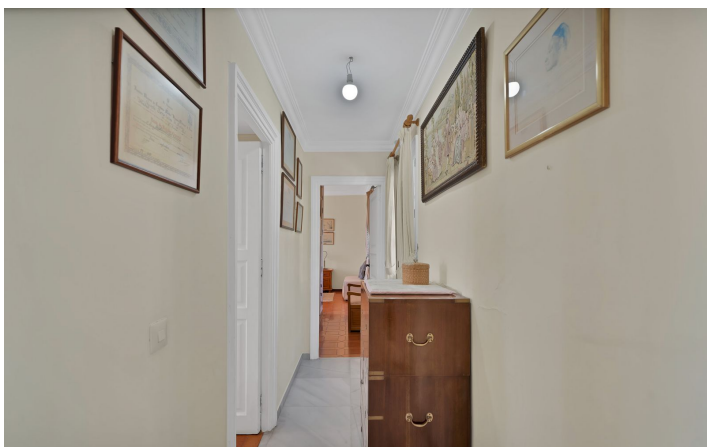
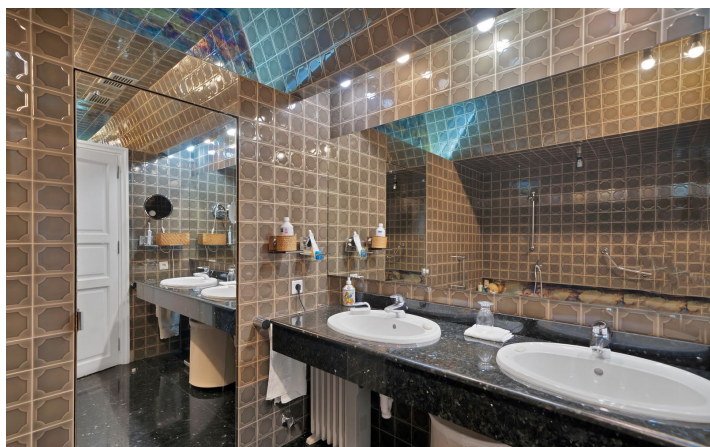
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GALLERY









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