



## VILLA IN LAS BRISAS, NUEVA ANDALUCIA

Nueva Andalucía, 29660 Marbella, Málaga, España

# 2.750.000 €



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**The essentials**

**Area:** 448 m<sup>2</sup>

**Plot:** 802m<sup>2</sup>

**Bathrooms:** 5 baths

**Floors:** 2 floors

**CEE:** En Trámite

**Category:** Villa

**Year built:** 1991

**Lot size:** 400 m<sup>2</sup>

**Bedrooms:** 5 beds

**Toilets:** 1 half bath

**Garage:** 2

**Status:** Excellent

**ID property:** C393V

**Año remodelado:** 2024

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## Main features

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Double glazed windows, Fireplace, Furnished kitchen, Kitchen equipped with appliances, Mountain views, Parking, Placas solares, Pool, Private Garden, Radiant floor, Sauna, Security door, Solarium, Terrace, Villa

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Fortuny Hogares Únicos is pleased to present this modern and splendid newly refurbished villa with a private pool and unbeatable views of La Concha.

### Location

The villa is located in the Golf Valley's heart, in the exclusive residential area of Las Brisas, Nueva Andalucía, Marbella. Its location is excellent, just a few metres from the Las Brisas Golf course, the luxury marina of Puerto Banús, 10 minutes from the centre of Marbella and 40 minutes from Malaga-Costa del Sol International Airport. In the surroundings, you will find an unbeatable range of services: shops, leisure activities and restaurants.

### Distribution

The majestic villa is northeast-facing and sits on a plot of 802m<sup>2</sup> with a total built area of 448m<sup>2</sup> and 110m<sup>2</sup> of terraces. It is distributed over two floors plus a solarium floor.

### Ground floor

It consists of an entrance hall, a guest toilet, and a spacious, modern and bright living-dining room with a wood-burning fireplace and floor-to-ceiling windows that give access to the terrace, the garden and the swimming pool. A German kitchen opens to the living room with a timeless design, three bedrooms with fitted wardrobes and three bathrooms en suite. One of the bedrooms has access to a separate terrace and a Finnish sauna with access to the terrace. The main terrace has an outdoor seating and dining area.

### First floor

Consists of two bedrooms with fitted wardrobes and two en-suite bathrooms. The master bedroom has a dressing room and a large terrace with wonderful views of La Concha and Las Brisas golf course.

### Solarium

A large open terrace to enjoy the unobstructed views and the wonderful Mediterranean climate.

### Qualities

The villa was built in 1991 and completely refurbished in 2024. It has excellent construction materials and qualities. Among them, we highlight the security entrance door, underfloor heating throughout the house, large format porcelain stoneware floors, double-glazed Climalit windows, solar panels for hot water, and Siemens appliances.

### Exterior areas

The exteriors are dreamlike with a large outdoor swimming pool in the lush garden with mature vegetation and a hammock area. The villa has private parking and has two parking spaces.

### Regulations

Energy Certificates are in process. In compliance with the RD of the Junta de Andalucía 218/2005 of the 11th of October, we inform the consumers that the indicated price does not include the expenses derived from the purchase of the property according to the current laws (ITP, notary expenses and in case of new construction the VAT tax).

### Contact us

A property of modern and timeless design, an exclusive villa only two minutes from Puerto Banús, with enviable views of the most prestigious golf courses in the area and the La Concha mountain. This villa offers the possibility to enjoy a luxurious and tranquil Andalusian lifestyle,

breathing in the fresh air and gazing at the sunny blue skies at any time of the year. For further information, please do not hesitate to contact us. We will be happy to help you.

