

## Villa

### Las Brisas



Chambres: 4  
Statut: Vente

Salles de bains: 5  
Type de propriété: Villa

M<sup>2</sup>: 228  
Référence: R4273105

Prix: 1 850 000 €  
Publish date: 14.01.24

**Vue d'ensemble:** This stunning villa is located in the heart of the Las Brisas Golf Valley in Nueva Andalucia, Marbella. The property enjoys magnificent panoramic views over the iconic Concha mountain as well as the golf courses. It is within walking distance to the famous Los Naranjos Golf Club and course. Top private schools are also close by and so the location is also very well-suited for families. All amenities are nearby within Nueva Andalucia, as well as Marbella's famous Puerto Banus with a plethora of boutiques, restaurants, bars, cafés and nightclubs. So, you can have the best of both worlds; the peace and quite of Las Brisas and the entertainment of Puerto Banús. This modern villa has 3 large bedrooms, all with ensuite bathrooms and and a smaller room which is being used as a private office, also with its own bathroom so it may be turned into a child bedroom. There is also a guest lavatory. The reception area is a bright and large open plan living-room, dining-room and fully equipped kitchen, ideal to receive friends but also for nice family time. The property is situated on an elevated plot, providing it with more privacy and better views than it's neighbours. A private pool with a covered lounge area and lush tropical garden gives it an ideal setting to lounge in tranquility, or to entertain guests and enjoy Marbella's micro-climate to the fullest in the privacy of your home. The elevation of the plot also allows for a basement to be built and it would add a closed garage for 2 cars and an extra bedroom with ensuite bathroom. An existing project with a detailed quote is available.

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Caractéristiques:

Piscine, Climatisation, None, None, None, Parking, Golf, None, None, None