

ALL IN

real estates



House in Las Brisas

Bedrooms **6** Bathrooms **5** Built **521m2** Plot **1755m2**
R4993696 **House** **Las Brisas** **2.950.000€**

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 m² 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 m² (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 m², 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 m² 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.

Covered Terrace
Games Room
Private Terrace

Covered Terrace
Guest Apartment

Double Glazing
Marble Flooring