ALL IN real estates








House in Nueva Andalucía

Bedrooms	**5**	Bathrooms	**5**	Built	**729m2**	Plot	**1111m2**

R5305297	**House**	**Nueva Andalucía**	**7.950.000€**

This villa is an exceptional villa for sale in Las Brisas Golf, occupying a prime frontline position within one of the most exclusive areas of Nueva Andalucía. This elegant five-bedroom, five-bathroom residence across three carefully designed levels, combining expansive interior spaces with a seamless connection to the lush greenery of the renowned golf course. Every element of the home reflects meticulous attention to detail, modern comfort, and refined architectural style. The main level is designed for both functionality and flow. A state-of-the-art kitchen fitted with Gaggenau appliances serves as the heart of the home, complemented by bright, open-plan living and dining areas ideal for daily life and social occasions. Also on this floor are two generously sized guest bedrooms with en-suite bathrooms, offering privacy and comfort. A dedicated office space provides the flexibility to work from home, while direct access to a two-car garage adds everyday convenience. A guest toilet discreetly completes the layout. Upstairs, the master suite is positioned to offer both privacy and spectacular views. This serene space opens onto a spacious terrace that overlooks the manicured fairways and the dramatic La Concha mountain backdrop an ideal setting for morning coffee or sunset unwinding. The lower level of the villa has been conceived as a private wellness retreat. An indoor heated pool, fully equipped gym, and a spa zone create an environment centered on relaxation and health. Two additional guest bedrooms on this floor enhance the home’s accommodation capacity, while a laundry room

and ample storage space ensure efficiency and organization. Outside, multiple terraces extend the living experience into the open air. The outdoor areas are highlighted by a second heated swimming pool with a modern chlorination system, along with a built-in barbecue and fire pit perfect for year-round entertaining. The villa is offered fully furnished in a contemporary yet comfortable style and features top-level security systems for peace of mind. Located in the heart of what is widely known as Golf Valley, Nueva Andalucía is one of the most desirable residential areas on the Costa del Sol. The neighborhood is renowned as it is within walking distance to all amenities, supermarkets and restauratns as well as it is well known for its peaceful environment, elegant homes, and immediate access to world-class golf. In addition to Las Brisas, nearby courses such as Los Naranjos Golf Club and Aloha Golf Club enhance the area's sporting appeal. Residential architecture here is varied and well-maintained, ranging from sleek modern villas to traditional Andalusian-inspired estates within green, landscaped surroundings. Dining and leisure are within easy reach. Just minutes away, venues like Mosh Fun Kitchen, Funky Tapas Gastro Bar, and Tuk Tuk Asian Fusion offer everything from casual bites to vibrant nightlife experiences. Centro Plaza is a central hub for shopping, cafés, and essential services, while the Mercado Municipal Nueva Andalucía is a favorite among residents for fresh local produce and specialty foods. Connectivity is one of the area's many strengths. The beaches of Puerto Banús and San Pedro de Alcántara are accessible in about ten minutes by car. Local bus services run frequently to key destinations, and the nearby A-7 highway offers direct links to other coastal towns and inland routes. For families, prestigious bilingual schools such as Aloha College and Swan International School are both under ten minutes away. Essential medical services are close at hand, with Clinica del Rio and Hospital Ochoa serving the area. For premium wellness treatments, the nearby Marbella Club Hotel offers a range of luxurious spa experiences. Esta villa presents a rare opportunity to own a home that effortlessly combines location, scale, and lifestyle appeal. With its privileged ?setting ?along ?Las ?Brisas ?Golf, thoughtful design, ?and ?access to everything Nueva Andalucía ?has to ?offer, this ?is ?a property that truly ?delivers ?long-term ?value ?and ?exceptional ?day-to-day ?living.

Barbeque	Barbeque	Basement
Ensuite Bathroom	Gym	Near Transport
Sauna		