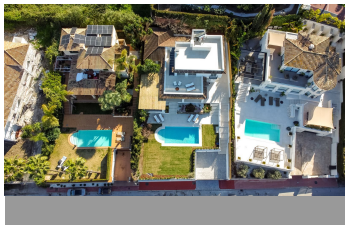
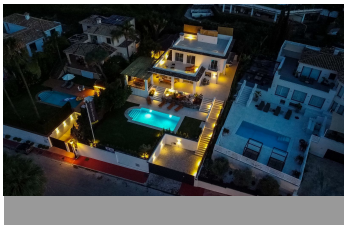
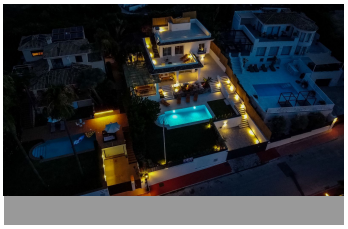
ALL IN real estates




House in Las Brisas

Bedrooms	**5**	Bathrooms	**6**	Built	**348m2**	Plot	**802m2**

R5553673	**House**	**Las Brisas**	**3.325.000€**

Villa for Sale in Las Brisas, Nueva Andalucía, Marbella Situated in the highly sought-after residential area of Las Brisas, Nueva Andalucía, this beautiful five-bedroom villa offers an appealing combination of Mediterranean charm, spacious interiors and outdoor living. Set on an 802 m² plot, the property enjoys a private swimming pool, landscaped gardens and lovely views towards the iconic La Concha mountain. Originally built in 1991, the villa offers 448 m² of built area, complemented by approximately 110 m² of terraces. Its architectural style reflects traditional Mediterranean influences, while the interior design incorporates a combination of marble, natural wood and contemporary finishes. Upon entering the property, a welcoming entrance hall with marble flooring leads to the fully fitted kitchen, equipped with modern cabinetry and integrated appliances. The spacious living room features a fireplace and connects to a separate dining area, creating comfortable spaces for both everyday living and entertaining. Large windows allow plenty of natural light to flow throughout the interiors while offering pleasant views of the surrounding greenery. The accommodation comprises five generously proportioned bedroom suites, each with its own private bathroom, together with a guest toilet. The principal bedroom benefits from direct access to a private terrace, where golf course views can be enjoyed. Built-in wardrobes provide practical storage throughout the bedrooms. An additional sauna adds to the property's comfort and appeal. The outdoor areas have been designed to make the most of Marbella's

wonderful climate. Covered and open terraces provide ideal settings for al fresco dining, relaxing and entertaining, all overlooking the mature landscaped garden and private swimming pool. Established vegetation and surrounding hedges create a pleasant sense of privacy, while the open areas enjoy views towards La Concha mountain. The property also benefits from a private garage and additional parking space for two cars. Ideally positioned in Marbella's renowned Golf Valley, the villa is approximately 700 metres from the surrounding golf courses and just 3.6 km from the beaches of Puerto Banús, including the popular Ocean Club. Las Brisas is a well-established residential neighbourhood, conveniently located close to international schools, restaurants, shops and some of the area's most prestigious golf clubs. The villa ?is ?offered ?unfurnished, ?with ?the possibility of ?purchasing ?a furniture package separately. An excellent ?opportunity to ?acquire a ?spacious ?family home in one ?of ?Nueva ?Andalucía's ?most ?established ?residential ?locations.

Covered Terrace	Covered Terrace	Double Glazing
Ensuite Bathroom	Fitted Wardrobes	Private Terrace
Sauna	Solarium	Staff Accommodation