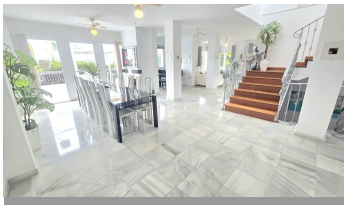
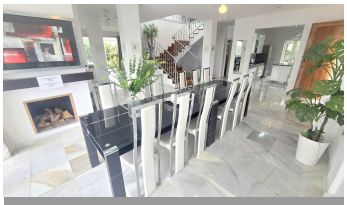
ALL IN real estates




House in Nueva Andalucía

Bedrooms	8	Bathrooms	5	Built	425m2	Plot	1279m2

R5271676 **House** **Nueva Andalucía** **2.250.000€**

Situated in the exclusive residential enclave of Las Brisas, Nueva Andalucía, Marbella, this elegant villa enjoys a privileged position at the end of a quiet cul-de-sac, ensuring exceptional privacy and tranquility. The property occupies a generous 1,279 m² square plot, surrounded by mature landscaping and distinctive architectural details. Access to the villa is both striking and serene, via a charming wooden bridge that spans three ornamental fish ponds with water features and fountains, creating a calming sense of arrival. The ground floor offers a well-balanced and functional layout. To the right, a contemporary, fully equipped kitchen provides practicality and style, while to the left, the dining area offers an inviting and intimate setting. Multiple living areas, all featuring large windows, enjoy uninterrupted views over the garden and swimming pool. This entire level is enveloped by approximately 200 m² of terraces, allowing seamless indoor-outdoor living from every angle. An en-suite bedroom on this floor is ideal for guests or those seeking single-level accommodation. The first floor comprises four well-appointed bedrooms arranged in a gallery-style layout, each designed to offer comfort, privacy, and natural light. The lower level provides three additional bedrooms and a bathroom, creating versatile space for extended family, guests, or staff accommodation. Outdoors, the villa boasts a heated swimming pool, perfect for year-round enjoyment of Marbella's exceptional climate. Parking is plentiful, with capacity for up to six vehicles, including a two-car garage, a covered carport for two cars, and two additional uncovered

?spaces ?within ?the ?plot. Combining ?comfort, functionality, and ?an ?exceptional location, this villa represents ?an outstanding ?opportunity to ?own ?a refined family residence ?in ?one ?of ?Marbella’s ?most ?desirable ?areas.

- Covered Terrace
- Covered Terrace
- Double Glazing
- Ensuite Bathroom
- Fitted Wardrobes
- Games Room
- Jacuzzi
- Marble Flooring
- Private Terrace
- Staff Accommodation