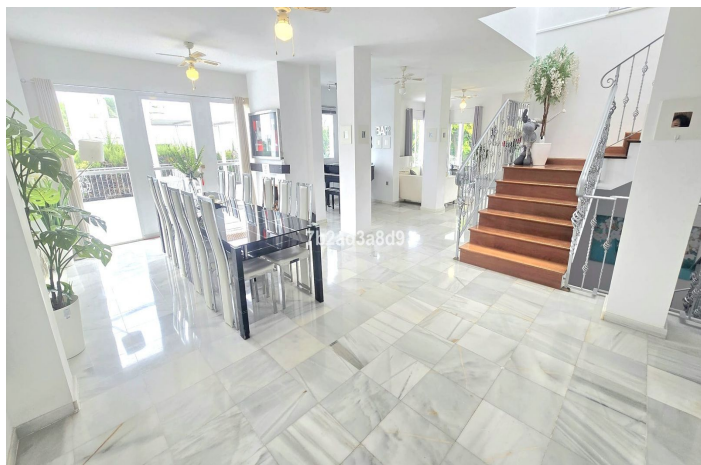




## Detached Villa for sale in Nueva Andalucía, Marbella

**2,390,000 €**

Reference: R5271676 Bedrooms: 8 Bathrooms: 5 Plot Size: 1,279m<sup>2</sup> Build Size: 425m<sup>2</sup> Terrace: 140m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

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 m<sup>2</sup> 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 m<sup>2</sup> 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.



## Features:

### Features

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

### Views

Mountain  
Garden  
Pool

### Pool

Heated  
Private Pool

### Parking

Garage  
Private  
Covered  
Open  
More Than One

### Orientation

West  
South West

### Setting

Close To Golf  
Urbanisation  
Close To Shops  
Close To Schools

### Kitchen

Fully Fitted  
Kitchen-Lounge

### Utilities

Electricity  
Drinkable Water

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Good  
Excellent

### Garden

Private Garden  
Landscaped

### Category

Investment  
Cheap  
Golf  
Luxury  
Resale