



## Detached Villa for sale in Nueva Andalucía, Marbella

2.995.000 €

Reference: R5026135 Bedrooms: 3 Bathrooms: 3 Plot Size: 1.163m<sup>2</sup> Build Size: 364m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Rare opportunity to acquire a classic villa in perfect condition frontline to Royal Las Brisas Golf. As you enter you immediately feel that the house was built to very high standards where details and personal touches can be seen throughout. The main floor comprises of the open plan kitchen, dining area and livingroom all with access to the terrace area where you have amazing views over the 15 meter long heated infinity pool towards La Concha. On the same floor you have 2 bedrooms (originally 3), 2 bathrooms and a guest toilet. The first floor occupies the Master Suite with a beautiful private terrace enjoying the grand views. There is also direct access from the property onto Las Brisas Golf. The house has a large garage and carport. In the basement area you have a custom built bodega with room for hundreds of bottles, a laundry room and a storage which could be turned into a games room etc. This is a special property in a privileged location that has to be seen to be fully appreciated **\*\*PLEASE NOT THAT THIS WAS ORIGINALLY A 4 BEDROOM HOUSE AND CAN EASILY BE CONVERTED BACK\*\***





## Features:

### Caratteristiche

Terrazza coperta  
Terrazza privata  
Ripostiglio  
Bagno privato  
Pavimenti in marmo  
Doppio vetro  
Ripostiglio  
Pavimenti in legno

### Viste

Mare  
Montagna  
Panoramica  
Giardino  
Piscina

### Cucina

Completamente arredata

### Categoria

Case di vacanza  
Golf  
Lusso  
Rivendita

### Orientamento

Sud -est

### Collocamento

Vicino al golf  
Vicino al porto  
Vicino al mare  
Vicino ai negozi  
Vicino alla città  
Vicino alle scuole  
In prima linea di Golf

### Giardino

Privato

### Climate Control

Aria condizionata  
Camino  
Riscaldamento a pavimento

### Piscina

Riscaldata  
Privata

### Sicurezza

Sistema di allarme  
Persiane elettriche