Detached Villa in Nueva Andalucía

€2,250,000

Nueva Andalucía, Málaga

Bedrooms: 8 | Bathrooms: 5 | Plot: 1279 m² | Built: 425 m² | Terrace: 140 m²









Overview

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.

Amenities

Setting: Close To Golf, Close To Shops, Close To Schools, Urbanisation

Orientation: South West Orientation, West Facing

Condition: Excellent Condition, Good Condition

Pool: Private Pool, Heated Pool

Climate Control: Air Conditioning, Hot A/C, Cold A/C

Views: Mountain Views, Garden Views, Pool Views

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

Kitchen: Fully Fitted Kitchen, Kitchen-Lounge

Garden: Private Garden, Landscaped Garden

Parking: Garage, Covered Parking, Open Parking, Multiple Parking Spaces, Private Parking

Utilities: Electricity, Drinkable Water

Category: Cheap, Golf, Investment, Luxury, Resale

Taxes & Fees

Community: €936 per year
Rubbish: €278 per year

Contact

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