

## Villa for sale in Las Brisas, Costa del Sol

4 Bedrooms | 6 Bathrooms | 267 m<sup>2</sup> Interior | 114 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 942 IBI



### Property Description

Detached Villa with Private Pool in Nueva Andalucía, Marbella

Located in one of the most sought-after residential areas of Nueva Andalucía, this elegant detached villa combines space, privacy and an exceptional Mediterranean lifestyle. The property is set in a peaceful and established neighbourhood, close to prestigious golf courses, international schools, restaurants, shops and just a short drive from **\*\*Puerto Banús\*\*** and the beach.

The villa offers 267 m<sup>2</sup> built and is distributed over two levels, with a bright and functional layout designed for both comfortable family living and entertaining.

On the entrance level, the property features a beautiful open-plan living area with an open kitchen, dining area and a spacious, light-filled lounge. This level also offers access to a pleasant terrace, ideal for relaxing or enjoying outdoor dining. On the same floor, there is a guest bathroom and one bedroom with an en-suite bathroom, making it perfect for guests or as a private main bedroom suite.

On the lower level, the villa comprises three bedrooms, all with en-suite bathrooms, providing privacy and comfort for family and guests. This floor connects directly to a generous outdoor area, including a large terrace with an exterior lounge area, porch, private swimming pool and outdoor kitchen — the perfect setting to enjoy Marbella's climate all year round.

The outdoor spaces are one of the property's main highlights, offering several terraces, a chill-out area, porch, private pool and entertainment spaces designed for outdoor living. The villa also benefits from a garage and storage areas, adding practicality and convenience.

With 4 bedrooms, 5 bathrooms, 4 en-suite bedrooms, several terraces, private pool, outdoor kitchen and a prime location in Nueva Andalucía, this property represents an excellent opportunity in one of Marbella's most desirable areas.

Sale price: €1,995,000

Long-term rental: €12,000/month

Short-term rental: €7,000/week

#### Key Features

- \* Detached villa in Nueva Andalucía, Marbella
- \* 267 m<sup>2</sup> built
- \* 4 bedrooms
- \* 5 bathrooms
- \* 4 en-suite bedrooms
- \* Guest bathroom
- \* Open-plan kitchen
- \* Spacious and bright living room
- \* Dining area
- \* Several terraces
- \* Large outdoor terrace with lounge area
- \* Porch
- \* Private swimming pool
- \* Outdoor kitchen
- \* Garden and outdoor areas
- \* Garage and storage areas
- \* Prime residential location
- \* Close to golf, Puerto Banús, amenities and the beach
- \* Available for sale, long-term rental and short-term rental