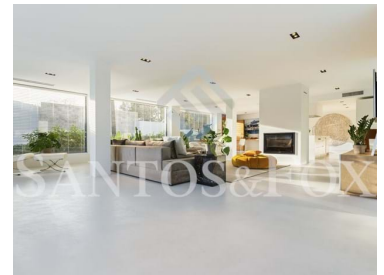




Nueva andalucía - Villa



 **5**
Bedrooms

 **5**
Bathrooms

 **332**
Area (m²)

 **452**
Land Area (m²)

 **2**
Garage

 **1**
Swimming Pool

2 650 000 €
(EUR €)

Welcome to Villa Las Brisas, a modern and beautiful five bedroom villa

Introducing Villa Las Brisas41, an exquisite and contemporary five-bedroom villa nestled in the heart of Nueva Andalucía. This private oasis is strategically located in a prestigious neighborhood, offering serenity while being just minutes away from the vibrant life of Puerto Banús and the tranquil beaches.

Spread across three levels, this villa boasts a thoughtfully designed layout. The basement features two bedrooms, a bathroom, a laundry room, and a spacious garage for two cars. The ground floor showcases a luxurious open-plan kitchen with top-of-the-line Gaggenau appliances, seamlessly flowing into a spacious living area with direct access to the private garden and pool area. This level also includes two bedrooms with en-suite bathrooms and a guest toilet for added convenience.

Ascending to the first floor, you'll find the grand master bedroom with a walk-in closet and a lavish en-suite bathroom. Additionally, a generous terrace offers breathtaking views of the surrounding



Francisco Santos

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¹ (Call to national fixed network) | ² (Call to national mobile network)



landscape, providing a serene retreat from the everyday hustle and bustle.

This villa is a lifestyle choice for those seeking elegance, comfort, and a touch of beach living in one of Marbella's most sought-after locations. With its prime location near restaurants, bars, golf courses, and supermarkets, Villa Sirenia offers the perfect blend of privacy and convenience. Don't miss the opportunity to make this contemporary haven your own.

Community Fees € 636 /Year (€ 53 /month)

Garbage Tax € 185 /Year

IBI Fees € 1,705 /Year

ENQUIRIES!

Don't hesitate to contact our friendly team for a viewing or any questions you may have about this property.

Property Features

- Heating
- Fitted wardrobes
- Pool
- Garden
- Terrace (m2): 61
- Drive way
- Storage / utility room
- Security alarm
- Quiet Location
- Solar orientation: South
- Terrace
- Garage
- Air conditioning
- Fireplace
- Proximity: Golf course
- Built year: 1990
- Private Property
- Conservatory
- Views: Golf views, Pool view, Garden view
- Pantry
- Barbecue
- Balcony
- Private Parking
- Furnished



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