

## Villa for sale in Nueva Andalucía, Costa del Sol

7 Bedrooms | 7 Bathrooms | 441 m<sup>2</sup> Interior | 1,245 m<sup>2</sup> Plot | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 2,500 IBI | € 278 Rubish tax | € 150 Community fees



### Property Description

This stunning 7-bedroom villa is situated in Las Brisas, Nueva Andalucía and is within walking distance to local shops, restaurants, golf and just a short drive to International schools, Marbella old town and Puerto Banús. The property is set on a large plot of 1,245 m<sup>2</sup> is available in a stunning condition having been recently refurbished in the summer of 2018 to a luxurious standard with the best quality and finishes.

The property has 7 magnificent bedrooms en suite including a guest tower - ideal for staff quarters and another small bedroom and bathroom with access from the exterior.

As you enter the property of 441 m<sup>2</sup> through the main entrance you will find a spacious living room with an electric fireplace, a modern luxurious kitchen with high quality fittings and an open-plan dining area which all lead out onto an elevated terrace with exceptional views of "La Concha" mountain. The terrace has the added benefit of a roof which can be opened or closed. On this same level you will also find a guest WC and a laundry room. To the side of this property you will find an annexe with a living area or study and a bedroom en suite upstairs in the tower.

On the lower level there are 5 bedrooms en suite with luxurious finishes such as Persian blinds, another small bedroom and bathroom with access from the exterior and a gymnasium.

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.

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Beside the pool there is a terrace with a roof (which also opens and closes), a barbecue with a bar equipped with fridge, dishwasher and sink and various lounge and dining areas. There is an outdoor Jacuzzi and heated pool (with cover).

**MARBELLA LIVING**

Estate Agents

**€ 3 550,000**

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Some additional features include double glazed window (aluminium frames), mosquito nets, independent air-conditioning units and underfloor heating throughout (heated by water pipes which are heated by gas). The water for the house is heated by gas with electricity backup. As well as this there is also a garage for 2 or more cars and a parking port for 2 cars, store-room and perimeter alarm.

If you are interested in this property or any others in this area contact us today for a viewing.



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