

## 6 soverom Villa til salgs i Marbella, Málaga

4.000.000€



Located in the prestigious Las Brisas area of Nueva Andalucía, this substantial villa offers an outstanding opportunity to own a large family home or create a bespoke luxury residence in one of Marbella's most sought-after neighbourhoods. Set on a generous 1,526 m<sup>2</sup> plot, the property boasts an impressive 700 m<sup>2</sup> built area, surrounded by golf courses, renowned restaurants, local amenities and just minutes from Puerto Banús and Marbella's vibrant town centre.

The villa features 6 spacious bedrooms, each with its own en-suite bathroom, providing maximum comfort and privacy for both residents and guests. A guest toilet adds further convenience. The main living areas include a large formal living room with a fireplace, a separate dining room ideal for entertaining, and a dedicated laundry room. A basement offers excellent potential for storage, a gym, cinema room, or other leisure uses.

Designed for year-round comfort, the home includes air conditioning, partial underfloor heating, and expansive windows that flood the interiors with natural light. Multiple terraces, including a generous 100 m<sup>2</sup> outdoor terrace, offer beautiful views over the private garden, swimming pool, and towards the sea. The landscaped garden and pool area create a peaceful retreat perfect for relaxing or entertaining outdoors.

Additional features include a private garage, ample outdoor space, and close proximity to celebrated golf courses such as Las Brisas, Aloha and Los Naranjos. While the villa would benefit from renovation, it presents a rare chance to personalise a substantial property in an exclusive location on the Costa del Sol.

- 🛏 6 soverom
- ✚ 1.526m<sup>2</sup> Tomtestørrelse
- ✓ 100 m<sup>2</sup> terrace
- ✓ Private garden
- ✓ Fireplace
- ✓ Living room
- ✓ Automatic irrigation system
- ✓ Pool view

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- ✓ Svømmebasseng
- ✓ Private garage
- ✓ Private pool
- ✓ Basement
- ✓ Separate apartment
- ✓ Laundry room
- ✓ Underfloor heating (partial)

- 🏠 700m<sup>2</sup> Bygg størrelse
- ✓ South orientation
- ✓ 3 parking spaces
- ✓ Air conditioning
- ✓ Guest toilet
- ✓ Sea view
- ✓ Garden view
- ✓ Close to golf