+34 604 489 646
info@luxury-realty.com
luxury-realty.com



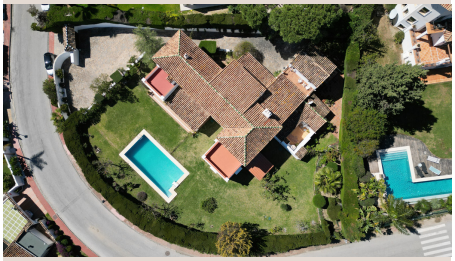
LAS BRISAS

# ■■■■■ ■ Las Brisas

3 150 000 €

■■■■■■■■■ R5504680

| 6 | 8 | 521 m² | 1 755 m² | 179 m² |
|---|---|---|---|---|
| ■■■■■■■ | ■■■■■■ | ■■■■■■■ | ■■■■■■■ | ■■■■■■■ |











## ■■■■■■■■

Located on one of the most desirable streets in Nueva Andalucía, this detached villa sits on a large corner plot of 1,755 m² on the exclusive Avenida del Generalife, enjoying a south-west orientation with breathtaking views of the sea and Gibraltar. The property offers approximately 700 m² built and is arranged to suit modern family living. The main level includes a spacious living room of over 40 m², separate dining room, large office, guest toilet, and a kitchen with service area, including its own bedroom and bathroom. A covered porch leads directly onto the mature gardens and private swimming pool. Upstairs there are four bedrooms, three of which are en suite, including a generous master suite with dressing room and panoramic terrace overlooking the surrounding landscape and coastline. Additional features include a 77 m² garage and a separate guest or nanny annex, ideal for staff, visiting family, or independent accommodation. Positioned close to golf courses and overlooking them, international schools, and only minutes from Puerto Banús, the villa is a ■perfect ■renovation ■project, ■making it ■an ■appealing ■option ■both ■as a ■primary ■residence and ■an ■exceptional investment ■opportunity ■in ■one ■of Marbella's most ■established ■locations ■with ■access ■to ■everything.

## ■■■■■■

| | | | |
|---|---|---|---|
| ■■■■■■■■ | R5504680 | ■■■ ■■■■■■■ | ■■■■■ |
| ■■■■■■■ | ■■■■■■■ | ■■■■ | 3 150 000 € |
| ■■■■■■■ | 6 | ■■■■■■ | 8 |
| ■■■■■■■ | 521 m² | ■■■■■■■ | 1 755 m² |
| ■■■■■■■ | 179 m² | ■■■■■■■■ | ■■ ■■■■■■■ |

## ■■■■■■■■■■■■■■■

■■■■■■■, ■■■■■■■■■■■, ■■■ ■■ ■■■■, ■■■ ■■ ■■■■, ■■■■■■■ ■■■, ■■■■■■■■


■■■■■■ ■■■■■■■■■■■■■

■■■■■■■■■ ■■■■■■■■■■ ■■■ ■■■■■■■
■■■■■■■■ — ■■■■■ ■■■ ■■ ■■■■■■■■■■.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio
Tembo, 23
29660 Marbella