



**Property type :** Detached Villa

**Location :** Nueva Andalucía

**Bedrooms :** 5

**Bathrooms :** 5

**Swimming pool :** Private

**Garden :** Private

**Parking :** Open private parking

**House area :** 391 m<sup>2</sup>

**Plot area :** 815 m<sup>2</sup>

- ✓ Close to golf
- ✓ Storage room
- ✓ Utility room
- ✓ Furnished
- ✓ Close to sea
- ✓ Fireplace
- ✓ Terrace
- ✓ Airconditioning
- ✓ Fitted wardrobes
- ✓ Alarm system
- ✓ White goods

Welcome to Villa Las Brisas 41, a modern and beautiful five bedroom villa in the heart of Nueva Andalucía set in a private location in a very good area, close to restaurants, bars and supermarkets. The villa is just a few minutes drive from Puerto Banus and the beach.

This villa is on 3 levels with the following distribution:

**Basement** - The basements consists of two bedrooms, a bathroom, laundry room, machine room and a large garage with space for two cars.

**Ground floor** - this level has a luxurious open plan kitchen with Gaggenau brand appliances and a large living room with access to the private garden/pool area, where there is a separate part for the barbecue and dining area. There are also two bedrooms with ensuite bathrooms and a guest toilet.

**First floor** - on the second floor you find the master bedroom with its own walk-in closet and bathroom. There is also a large terrace with beautiful views of the surroundings.

[www.lasbrisas41.es](http://www.lasbrisas41.es)



