



**Property type :** Detached Villa

**Location :** Las Brisas

**Bedrooms :** 5

**Bathrooms :** 5

**Swimming pool :** Private

**Garden :** Private

**Orientation :** East

**Views :** Mountain views

**Parking :** Open private parking

**House area :** 448 m<sup>2</sup>

**Plot area :** 802 m<sup>2</sup>

- ✓ Fitted wardrobes
- ✓ Sauna
- ✓ Furnished

- ✓ Fireplace
- ✓ Terrace
- ✓ Barbecue

- ✓ Central heating
- ✓ White goods

This newly finished luxury villa is located in the prestigious neighborhood of Las Brisas in Nueva Andalucia, Marbella, Malaga. With a total built area of 448m<sup>2</sup>, this spacious modern villa offers 5 bedrooms, 5 bathrooms, and 1 toilet. The villa sits on a plot of 802m<sup>2</sup> and features a private pool, garden, and garage.

The ground floor of the villa boasts 3 out of the 5 en-suite bedrooms, providing ample space for guests. One of the bedrooms on this floor is a cozy private lock-off with its own private entrance, perfect for accommodating additional visitors. The brand new open plan German-made kitchen is fully equipped and ready to use. The dining and living area is beautifully furnished, complete with a real wooden fireplace for those colder months. Underfloor heating is also installed throughout the villa.

Step outside through the glass doors and you'll find a stunning outdoor dining area and lounge, overlooking the large private pool and lush landscaped garden. This tranquil oasis offers ultimate privacy and is perfect for relaxing and entertaining. Additionally, the villa features a state-of-the-art Finnish sauna with direct access to the garden and pool, providing a luxurious wellness retreat.

On the first floor, you'll find the final two en-suite bedrooms, including the master bedroom with direct access to a large terrace. From the terrace, you can enjoy picturesque views of the La Concha Mountain, creating a truly breathtaking backdrop.

This luxurious villa is classified as a new build and offers exclusive features. It is available for sale as a sole agency property, making it a unique opportunity in the market. Whether you're seeking a permanent residence or a holiday home, this private and modern villa in Las Brisas, Marbella is the perfect choice for those who appreciate luxury



