



**Property type :** Detached Villa

**Location :** Nueva Andalucía

**Bedrooms :** 5

**Bathrooms :** 6

**Swimming pool :** Private

**Orientation :** East

**Parking :** Closed Garage

**House area :** 476 m<sup>2</sup>

**Plot area :** 1048 m<sup>2</sup>

- ✓ Close to sea
- ✓ Gymnasium
- ✓ Basement
- ✓ White goods
- ✓ Heated pool
- ✓ Fitted wardrobes
- ✓ Utility room
- ✓ Furnished
- ✓ Near golf
- ✓ Storage room
- ✓ Terrace
- ✓ Barbecue

**\*\*Charming Andalucian Villa with Spectacular Views front line golf in Nueva Andalucia\*\***

Discover a true gem in the prestigious Las Brisas golf community of Nueva Andalucia. This Andalucian villa, constructed in 2008, perfectly blends charm with modern luxury. Positioned front line to the renowned golf course, the property offers breathtaking views of the lush greenery, serene golf lake, and the majestic La Concha mountain. Nestled in an ideal location, you're a short stroll away from supermarkets, exceptional restaurants, and Centro Plaza. A 15-minute walk places you in the vibrant Puerto Banus, with all its top-tier facilities and attractions.

Spread across three inviting floors, this 476 m<sup>2</sup> villa exudes warmth and sophistication. The entry level welcomes you with a hall, a fully equipped kitchen, a cozy living room, two en-suite bedrooms, and a lovely terrace. Upstairs, the main bedroom offers an en-suite bath and access to a private terrace along with a comfortable TV room. The lower level is an entertainment paradise featuring a cinema/games room complete with a bar, a fully equipped gym, ample storage, two additional en-suite bedrooms, a guest toilet, and a dedicated laundry room.

The property also boasts a garage with space for two large cars and includes a small bathroom for added convenience. The pool has been newly refurbished in 2024 with new pipes and motor, ensuring a modern and refreshing oasis with new tiles, heated and with salt water.

With a generous plot of 1,048 m<sup>2</sup>, this villa offers ample space for outdoor enjoyment. Additional features include built-in wardrobes, a storage room, Ac cold/heat and an east-facing orientation.

Now available on the market, this property epitomizes elegance and is perfectly positioned for those seeking a luxurious lifestyle. Don't miss the opportunity to view this extraordinary villa. Contact us today to schedule a visit!



