



**Property type :** Detached Villa

**Swimming pool :** Private

**House area :** 477 m<sup>2</sup>

**Location :** Nueva Andalucía

**Orientation :** South

**Plot area :** 2320 m<sup>2</sup>

**Bedrooms :** 5

**Bathrooms :** 4

✓ Near golf

Discover the jewel you have always dreamed of! We present this stunning detached villa set on a 2,300 m<sup>2</sup> plot in one of the most exclusive and secure urbanisations in the area, with 24-hour security. This property offers a unique opportunity: reform the existing house or build two luxury villas, all with frontal views of the prestigious Las Brisas golf course.

With 477 m<sup>2</sup> constructed area and 450 m<sup>2</sup> usable area, the villa has 5 spacious bedrooms, 4 complete bathrooms, fitted wardrobes and a storage room. The south-west orientation guarantees excellent natural light throughout the day. Built in 1987, this property is in need of renovation, which will allow you to personalise it to your taste and needs.

The location is unbeatable: less than 3 km from Puerto Banús and close to a wide variety of restaurants and shops. Furthermore, the minimum plot size in this exclusive area is 1,000 m<sup>2</sup>, which ensures privacy and tranquility. Don't miss the opportunity to live in a unique environment with all the comforts and services at your fingertips, come and visit it and let yourself fall in love with its possibilities!



