



## Frittliggende villa til salgs i Nueva Andalucía, Marbella

**3 150 000 €**

Referanse: R4993696 Soverom: 6 Bad: 6 Plottstørrelse: 1 755m<sup>2</sup> Bebygget areal: 521m<sup>2</sup>







## Costa del Sol, Las Brisas

Detached Villa for Sale in Nueva Andalucía, Marbella – Prime Location with Sea Views Located in one of Marbella's most sought-after areas, this magnificent detached villa sits on a generous corner plot of 1,755 m<sup>2</sup> in the prestigious Avenida del Generalife 28. South-southwest facing, it boasts breathtaking views of the sea and Gibraltar. The property enjoys a strategic location that offers both privacy and tranquillity, while being perfectly connected to all amenities, international schools, renowned golf courses, and the glamour of Puerto Banús. With a total built area of 700 m<sup>2</sup> (as per the Cadaster or land registry), the villa offers generous living spaces, ideal for family life. The ground floor features a spacious living room of over 40 m<sup>2</sup>, a separate dining area, a large study, guest WC, and a fully equipped kitchen with a service area including a good-sized bedroom and bathroom. The inviting covered terrace opens directly onto the beautifully maintained mature garden and private pool – the perfect setting to enjoy Marbella's enviable climate. Upstairs, there are four further bedrooms, three of which have en-suite bathrooms. The impressive master suite includes a walk-in wardrobe and access to a large terrace with stunning panoramic views towards Gibraltar. The property also benefits from a substantial 77 m<sup>2</sup> garage and a charming guest house arranged over two levels, with a living area downstairs and bedroom with bathroom upstairs – ideal for hosting visitors or generating rental income. A home full of character, in excellent condition, with outstanding potential both as a permanent residence and as a high-yield buy-to-rent investment. A unique opportunity in Nueva Andalucía. Book your viewing today and prepare to fall in love.



## Egenskaper:

### Funksjoner

Dekket terrasse

Privat terrasse

Marmorgulv

Dobbeltvindu

Spillrom

Gjestleilighet

### Utsikt

Sjø

Fjell

Hage

Basseng

**Basseng**

Privat

### Sikkerhet

Alarmsystem

Inngangstelefon

**Energivurdering**

E

### Orientering

Sør

### Innstilling

I nærheten av golf

I nærheten av butikker

Nær byen

Nær skoler

### Møbler

Ikke møblert

### Parkering

Privat

Mer enn en

**CO2 -utslippsvurdering**

E

### Klimakontroll

Peis

### Betingelse

Renovering kreves

### Hage

Privat

### Kategori

Luksus