

## 4 sovrum Villa till salu i Marbella, Málaga

4.900.000€



























Nestled in the prestigious enclave of Las Brisas del Golf in Nueva Andalucia, Marbella, this modern villa stands as a testament to luxurious living infused with Andalusian charm. This recently constructed property is a striking example of contemporary architecture, harmoniously integrated with its expansive surroundings. Set on a generous plot of 1,250m<sup>2</sup>, the villa is enveloped by meticulously landscaped gardens, featuring lush trees that provide both tranquillity and privacy, making it a perfect retreat.

The villa is designed with outdoor indulgence in mind, boasting a private pool and extensive terraces totalling 408m<sup>2</sup> that are ideal for al fresco dining and relaxation. A charming pergola by the poolside is equipped with an outdoor kitchenette and barbecue, making it an ideal spot for entertaining guests. The villa's layout is crafted to seamlessly integrate indoor and outdoor spaces, promoting a true indoor-outdoor lifestyle. On the ground floor, an open-plan design allows each area to flow effortlessly into the next, with a spacious living room and dining room that offer stunning views of the golf course, garden, and pool.

Inside, the villa spans 380m<sup>2</sup> and features four bedrooms, each with its own en-suite bathroom, ensuring comfort and privacy for all residents. The master suite includes a luxurious walk-in closet and a private balcony, offering serene views of the surrounding landscape. The property also includes a modern, fully equipped kitchen that caters to all culinary needs, along with an office room that provides a quiet space for work or study.

Additional amenities include a private garage, a basement for extra storage or potential development, and a convenient guest toilet. The villa's prime location offers proximity to a variety of local amenities, including shops, schools, restaurants, and the beach, as well as being close to golf courses and a children's playground. This property perfectly balances modern luxury with the convenience of nearby urban facilities, making it an ideal home for those

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|  4 sovrum                        |  4 badrum       |  380m <sup>2</sup> Bygg storlek |
|  1.250m <sup>2</sup> Tomtstorlek |  Simbassäng     |  North orientation              |
|  408 m <sup>2</sup> terrace      |  Private garage |  3 parking spaces               |
|  Private garden                  |  Private pool   |  Basement                       |
|  Brand new                       |  Dining room    |  Barbeque                       |
|  Kitchen equipped                |  Living room    |  Golf view                      |
|  Garden view                     |  Pool view      |  Close to children playground   |
|  Close to sea / beach            |  Close to golf  |  Open plan kitchen              |



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