



# Villa for sale in Marbella

2,995,000 €

Reference: R5026135 Bedrooms: 3 Bathrooms: 3 Plot Size: 1,163m<sup>2</sup> Build Size: 364m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Rare opportunity to acquire a classic villa in perfect condition frontline to Royal Las Brisas Golf. As you enter you immediately feel that the house was built to very high standards where details and personal touches can be seen throughout. The main floor comprises of the open plan kitchen, dining area and livingroom all with access to the terrace area where you have amazing views over the 15 meter long heated infinity pool towards La Concha. On the same floor you have 2 bedrooms (originally 3), 2 bathrooms and a guest toilet. The first floor occupies the Master Suite with a beautiful private terrace enjoying the grand views. There is also direct access from the property onto Las Brisas Golf. The house has a large garage and carport. In the basement area you have a custom built bodega with room for hundreds of bottles, a laundry room and a storage which could be turned into a games room etc. This is a special property in a privileged location that has to be seen to be fully appreciated **\*\*PLEASE NOT THAT THIS WAS ORIGINALLY A 4 BEDROOM HOUSE AND CAN EASILY BE CONVERTED BACK\*\***



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Utility Room  
Wood Flooring

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool

### Kitchen

Fully Fitted

### Category

Holiday Homes  
Luxury  
Resale  
Golf

### Orientation

South East

### Setting

Close To Golf  
Close To Port  
Close To Shops  
Close To Schools  
Close To Sea  
Close To Town  
Frontline Golf

### Garden

Private

### Climate Control

Air Conditioning  
Fireplace  
U/F Heating

### Pool

Heated  
Private

### Security

Alarm System  
Electric Blinds