

NEW-BUILD VILLA IN NUEVA ANDALUCIA, MARBELLA

Urb. Las Brisas, 29603 Marbella, Málaga, España

4.550.000 €



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The essentials

Type of operation: Venta

Area: 461 m²

Lot size: 400 m²

Plot: 951

Bedrooms: 5 beds

Bathrooms: 5 baths

Toilets: 2 half baths

Floors: 3 floors

Garage: 2

Storage room: 1

CEE: En Trámite

Status: A estrenar, Brand New, Excellent

Category: New Builds, Villa

ID property: C392V

Year built: 2024

Main features

Features: Air conditioning / Heating, American Kitchen, BQQ, Built in wardrobes, Community garden, Community pool, Double glazed windows, Home automation, Kitchen equipped with appliances, Parking, Pool, Private Garden, Radiant floor, Sauna, Security door, Solarium, Storage room, Terrace

Fortuny Hogares Únicos presents this beautiful modern and avant-garde newly built villa designed by the famous architect Ismael Mérida. It is part of a luxury complex of 26 villas in the heart of the Costa del Sol.

Location

The magnificent property is located in the prestigious Las Brisas urbanisation in Nueva Andalucia, Marbella, just 5 minutes drive from Puerto Banus, 13 minutes from the centre of Marbella and the extensive beaches of the Costa del Sol and next to the best golf courses in the area, Aloha, Los Naranjos, Magna Marbella and Las Brisas. In the surrounding area, you will find all kinds of services such as first-class national and international schools, leisure, supermarkets, pharmacies, restaurants and all kinds of shops. The International Airport of Malaga Costa del Sol can be reached in 40 minutes by car.

Distribution

The villa is south-east facing and sits on a large plot of 951m2 with a total built area of 461m2, 242m2 of terraces and is distributed over three floors plus a solarium floor.

Ground floor

It is distributed in an entrance hall with a guest toilet, a large living room of 42m2 with double height ceilings, a spacious dining room and a state-of-the-art open plan kitchen with the best finishes and island. On this floor, there is also a bedroom with an en-suite bathroom. All the rooms on this floor have direct access to the magnificent terrace with a sitting area with sunbeds and a splendid infinity pool. Next to the swimming pool, there is a dining room with a barbecue area and an outdoor kitchen.

First floor

Consists of the master bedroom with a large dressing room and en suite bathroom and, a private terrace overlooking the garden and the sea. Two further bedrooms with en suite bathrooms and access to a separate terrace.

Lower floor

Consists of a multi-purpose room that the new owners will be able to adapt according to their needs, a laundry area, utility room, toilet, storage room and gym room with an en-suite bathroom, ideal to be used as a fifth bedroom as it has a large window to the outside and a yoga room.

Solarium

A large open terrace of 89,50m2 to enjoy the views and the wonderful Mediterranean climate.

Qualities

The property has the highest standards of construction and excellent qualities and finishes. Among them, we highlight the security entrance door, floor-to-ceiling Cortizo double-glazed windows, large format porcelain floors and natural oak wood floors in the bedrooms. Bulthaup kitchen with Gaggenau appliances. Underfloor heating throughout the house, aerothermics with airzone, and a home automation system by the renowned Lutron company.

Communal areas

The complex has a clubhouse where you can enjoy your well-being thanks to a luxurious spa with an indoor pool, hammam, sauna and ice bath and a state-of-the-art gymnasium. The communal areas have large gardens where you can stroll and relax.

Regulations

Energy Certificates are in process. In compliance with the RD of the Junta de Andalucía 218/2005 of 11 October, we inform consumers that the price indicated does not include the costs derived from the purchase of the property according to the laws in force (ITP, notary fees and in the case of new construction the VAT tax).

Contact us

We present a unique opportunity to acquire one of the most exclusive properties, with a truly exceptional design, quality and location. For further information, please do not hesitate to contact us. We will be happy to help you.





