

LAS BRISAS, NUEVA ANDALUCIA



bedrooms **5** bathrooms **5** built _{m²} **648** terrace _{m²} **300** plot _{m²} **1.581**

VILLA LOS LIMONEROS- MODERN LUXURY VILLA IN LAS BRISAS GOLF NUEVA ANDALUCIA, MARBELLA

Los Limoneros is a captivating villa located in the prestigious Nueva Andalucia Las Brisas, an area renowned for its stunning views of La Concha mountain and the Mediterranean Sea. This luxurious property, designed by a renowned architect firm and developed by the Nordi Group, exemplifies modern Scandinavian elegance blended with high-end comfort. Set to complete in 2024, Los Limoneros promises a living experience that is nothing short of spectacular.

Occupying an impressive 648 square meters over three levels, this villa offers an abundance of natural light and breathtaking views from nearly every room. The property is fully equipped with top-tier Siemens appliances and features exquisite oak flooring that complements its warm, contemporary style. The ground floor of Los Limoneros is ...

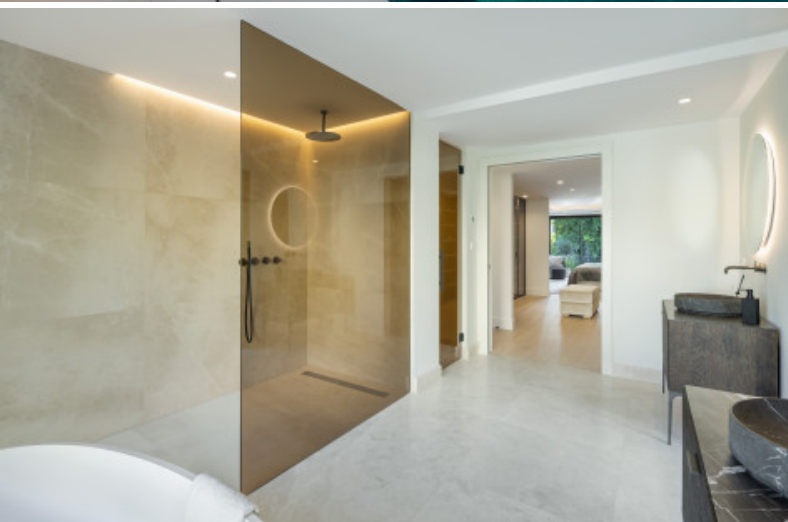
community -- month garbage 139 € year ibi 2.491 € year for sale **6.900.000 €**















Las Brisas, Nueva Andalucia

Villa Los Limoneros- Modern luxury Villa in Las Brisas Golf Nueva Andalucia, Marbella

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Occupying an impressive 648 square meters over three levels, this villa offers an abundance of natural light and breathtaking views from nearly every room. The property is fully equipped with top-tier Siemens appliances and features exquisite oak flooring that complements its warm, contemporary style. The ground floor of Los Limoneros is meticulously designed to foster a welcoming atmosphere. A spacious kitchen with a dining area seamlessly transitions into a cozy living room. Additionally, this level includes a guest room with an en-suite bathroom and an extra guest toilet, ensuring functionality and privacy.

Half a level down, two additional bedrooms, each with en-suite bathrooms, provide ample space for family and guests. Entertainment and relaxation are at the heart of Los Limoneros. The basement hosts a vibrant social area featuring a bar, cinema, pool table, and wine bodega, complemented by a gym and sauna for wellness activities. This level also includes a beautifully appointed guest suite, enhancing the villa's capacity to host friends and family in sublime comfort.

The villa's crowning feature is the expansive master suite, occupying a dedicated half-floor. This sanctuary includes a walk-in closet, a luxurious double bathroom with his and hers facilities, and an innovative outdoor shower. The master bedroom's direct access to the pool area accentuates the villa's thoughtful layout, designed to maximize the enjoyment of its scenic surroundings.

Outdoor living at Los Limoneros is equally ...

Reference	569621	Beds	5	Built m ²	648
Type	Villa	Baths	5	Interior m ²	---
Location	Las Brisas, Nueva Andalucia	En-suite Baths	5	Terrace m ²	300
		Guest Toilets	1	Plot m ²	1.581
		Pax	---		
Pool	Private	Community	---	Levels	---
Garden	---	Garbage	139 € / year	Floor	3
Garage	Private	IBI	2.491 € / year	Orientation	South/East
Parking slots	2	Construct Year	01/2024	EPC	In Progress

For sale

6.900.000 €

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

impressive. The property features multiple terraces, including a secluded garden area with a sofa space accessible from the basement and a sun-drenched poolside terrace accessed from the ground floor and master bedroom. The heated saltwater swimming pool invites residents to relax while enjoying the stunning sea and mountain vistas.

Los Limoneros prioritizes convenience and security alongside luxury. Positioned strategically in Nueva Andalucía, the villa is just a five-minute drive from local shops, a ten-minute drive from schools, and seven minutes from the beach. Features like double glazing, covered parking for two cars, and ample storage space in the basement add to the property's practicality. The villa is fully furnished in a modern, elegant style, each space inviting comfort and leisure. Top-notch security systems, including alarms and electric blinds, enhance the property's safety, ensuring residents can indulge in their serene surroundings with peace of mind.

Nueva Andalucía, the neighborhood where Los Limoneros is situated, is a well-established and vibrant residential area in Marbella, known for its upscale living and sophisticated ambiance. Referred to as "Golf Valley," it is home to three high-class golf courses: Las Brisas Golf Club, Aloha Golf Club, and Los Naranjos Golf Club, each offering unique challenges and beautiful surroundings.

While Nueva Andalucía is not directly on the coast, it is conveniently close to Puerto Banús Beach, less than a five-minute drive away. Puerto Banús is famous for its luxury marina, high-end shopping, and vibrant nightlife. Golf enthusiasts will appreciate the proximity to several prestigious golf courses. Las Brisas Golf Club is known for its challenging layout and beautiful surroundings. Aloha Golf Club offers a stunning 18-hole course with top-notch facilities, while Los Naranjos Golf Club is famous for its friendly atmosphere and excellent course condition.

For tennis enthusiasts, the Manolo Santana Racquets Club offers a variety of tennis and padel courts, as well as fitness facilities. Dining in Nueva Andalucía caters to diverse tastes. The area is home to La Sala by the Sea, a beach-side venue offering a mix of Mediterranean and International cuisine. Mosh Fun Kitchen combines dining with entertainment, creating a trendy vibe, while Tuk Tuk Asian Fusion is popular for its authentic Asian dishes.

Shopping opportunities abound with Centro Plaza, a convenient shopping center offering a mix of retail stores, eateries, and services. Moreover, the area's proximity to El Corte Inglés in Puerto Banús, a large department store, ensures residents have access to a wide range of high-end brands and everyday essentials.

Families will appreciate the high-quality education options in the area, including Aloha College, an international school providing British-based education for students from ages 3 to 18, and Swan International School, known for its multicultural environment. Transportation and connectivity are well-facilitated in Nueva Andalucía. Local buses service the area, with routes to Marbella, San Pedro, and Puerto Banús. The AP-7 and A-7 motorways provide quick ...