

## NUEVA ANDALUCIA, MARBELLA



bedrooms **5**    bathrooms **4**    built **571**  
m<sup>2</sup>    terrace **160**  
m<sup>2</sup>    plot **1.643**  
m<sup>2</sup>

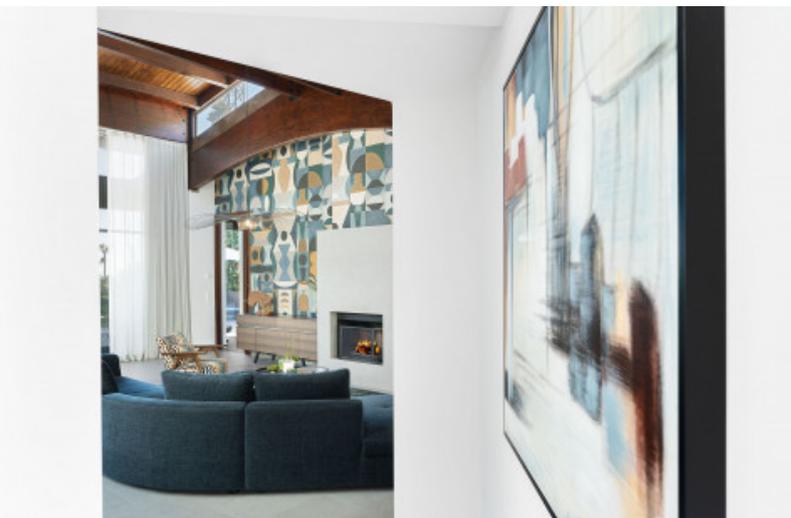
### VILLA RETRO - IN THE HEART OF LAS BRISAS, NUEVA ANDALUCIA MARBELLA

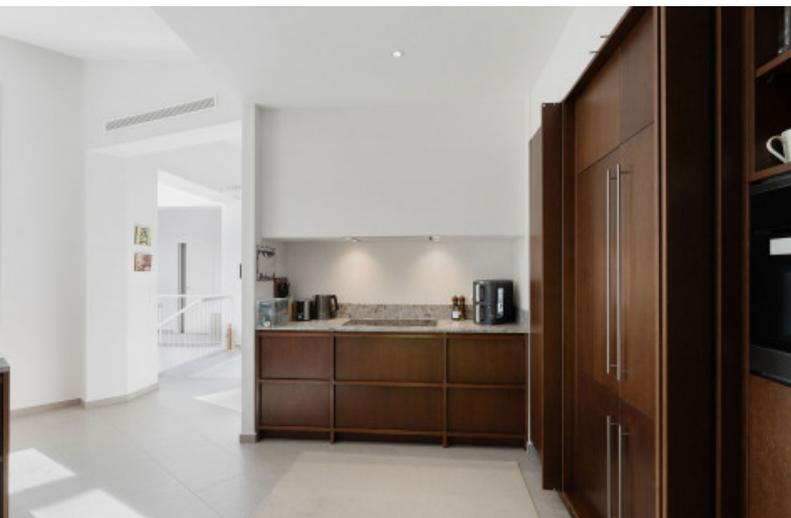
Experience the ultimate of contemporary luxury living in this exceptional villa, set within an exclusive, private residential enclave. This property is ideally located near world-class amenities, award-winning golf courses, and the renowned Puerto Banús, offering a perfect blend of serenity and convenience.

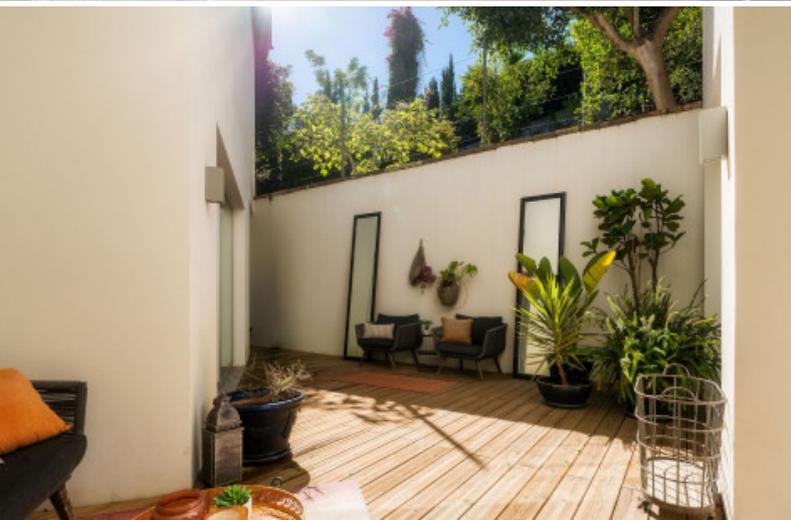
Situated on an expansive 1,643m<sup>2</sup> plot, the villa is bathed in natural light, with floor-to-ceiling windows framing breathtaking views of La Concha mountain, the golf course, and the Mediterranean sea. The elegant design, featuring wooden beams and multiple porches, seamlessly combines style and functionality.

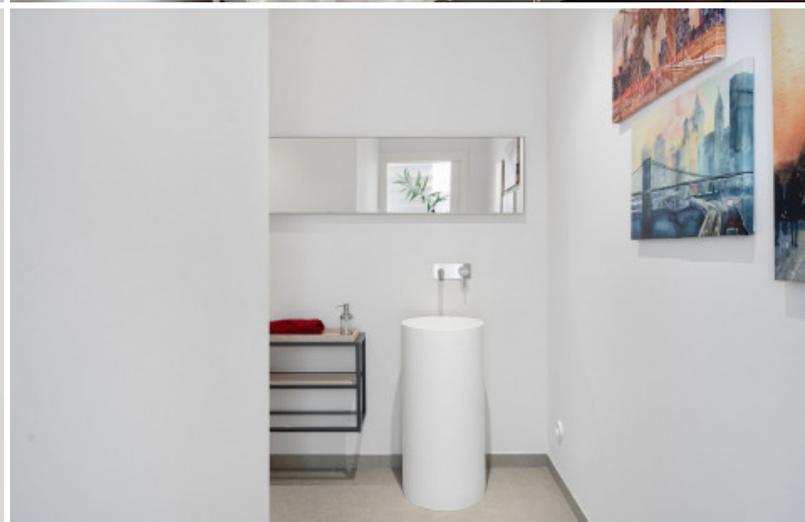
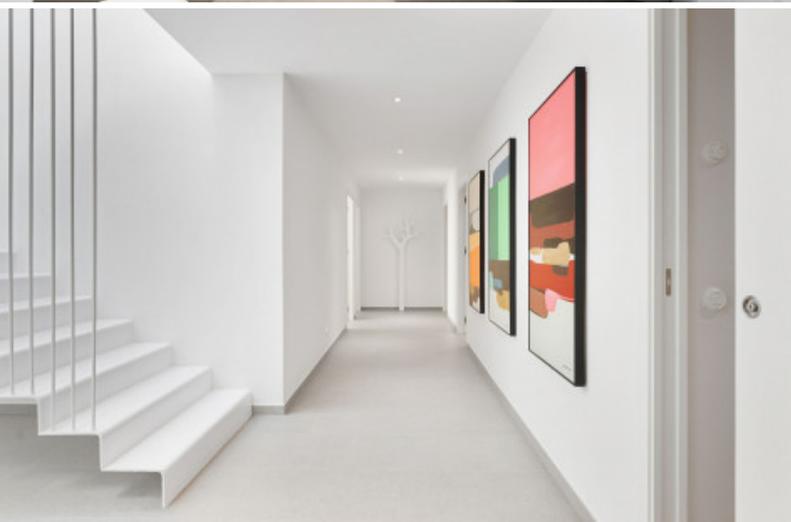
Inside, the villa boasts five spacious bedrooms, a light-filled living area that merges effortlessly with an open-plan kitchen, and modern conveniences such as a ...

community **189 €**    garbage **208 €**    ibi **3.355 €**    for sale **4.395.000 €**  
month    year    year











Nueva Andalucia, Marbella

## Villa Retro - in the heart of Las Brisas, Nueva Andalucia Marbella

Experience the ultimate of contemporary luxury living in this exceptional villa, set within an exclusive, private residential enclave. This property is ideally located near world-class amenities, award-winning golf courses, and the renowned Puerto Banús, offering a perfect blend of serenity and convenience.

Situated on an expansive 1,643m<sup>2</sup> plot, the villa is bathed in natural light, with floor-to-ceiling windows framing breathtaking views of La Concha mountain, the golf course, and the Mediterranean sea. The elegant design, featuring wooden beams and multiple porches, seamlessly combines style and functionality.

Inside, the villa boasts five spacious bedrooms, a light-filled living area that merges effortlessly with an open-plan kitchen, and modern conveniences such as a fully-equipped gym, a state-of-the-art cinema room, and a practical laundry room. The two-car garage ensures ample parking and storage.

Outdoors, the tropical-style gardens offer a lush retreat, centered around a stunning infinity pool, an outdoor kitchen complete with a pizza oven, and a picturesque gazebo – perfect for relaxation or entertaining guests.

Designed for the utmost in comfort and convenience, the property includes pre-installation for a lift, a sophisticated domotics system, and underfloor heating throughout.

This villa represents the ultimate in luxury real estate near Marbella, catering to those seeking an elevated lifestyle in one of the Costa del Sol's most ...

Reference	573831	Beds	5	Built m <sup>2</sup>	571
Type	Villa	Baths	4	Interior m <sup>2</sup>	---
Location	Nueva Andalucia, Marbella	En-suite Baths	---	Terrace m <sup>2</sup>	160
		Guest Toilets	---	Plot m <sup>2</sup>	1.643
		Pax	---		
Pool	Private	Community	189 € / month	Levels	2
Garden	Private	Garbage	208 € / year	Floor	---
Garage	Private	IBI	3.355 € / year	Orientation	South/East
Parking slots	---	Construct Year	2002	EPC	In Progress
		Renovation year	---		

For sale

**4.395.000 €**

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.

sought-after locations.