



MARBELLA
C R I B S
G R O U P

Modern Villa in Las Brisas, Nueva Andalucia

5.495.000€



Ref
MCG1601

Beds
5

Baths
5

Plot
1.309 m²

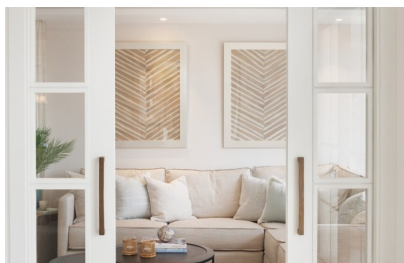
Built
380 m²

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The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain conditions are met. This information is subject to errors, omissions, changes, prior sale, or market withdrawal. An information sheet is available per Decree 218/2005 of October 11th.



Ref	MCG1601
Bedrooms	5
Bathrooms	5
Status	For Sale
Type	Villas
Plot	1.309 m ²
Built	380 m ²
Terrace	195 m ²
Price	5.495.000€
Location	Las Brisas





About this property

Villa is a blend of classic Andalusian architecture with a modern twist, creating a unique and inviting atmosphere from the moment you step inside. This property skillfully merges traditional Andalusian aesthetics on the outside with a timeless, classic interior, embodying the essence of an elegant high-end luxury home. Ideally situated in the prestigious Las Brisas Nueva Andalucia, on a tranquil cul-de-sac, this residence is perched on an elevated plot, offering not only privacy but also breathtaking vistas of the golf valley and a front-row view of the iconic 'La Concha' mountain range.

The entire home, both inside and out, has been meticulously designed and fully furnished by Sandon, the interior division of Antima Homes. Their signature luxurious Scandinavian/Mediterranean style has graced the pages of numerous interior design magazines and is renowned throughout Marbella for delivering impeccable quality and finishes in some of the most exquisite coastal homes.

Upon entering Villa Flora, you'll be greeted by a spacious staircase adorned with natural hand-carved stone flooring, leading you either to the upper level or down to the main living area. Ascending the stairs brings you to two bedrooms, including the master bedroom with an ensuite, and a second bedroom with its own ensuite. Both of these bedrooms offer access to a generous terrace with enviable views of the golf valley and the sea. Additionally, you'll find a private home office for a tranquil work environment, complete with an adjacent living terrace for relaxation. The hand-carved natural stone flooring seamlessly continues from the interior to the exterior on each level, creating a harmonious and enchanting ambiance throughout the home. The highest quality materials, including natural stones, woods, and metals, have been used throughout the property, resulting in a truly unique and exceptional finish.

Moving to the main living level of the property, you'll find an inviting open-plan living space with a kitchen, breakfast area, dining area, and a formal living area, perfect for entertaining family and guests. All of these spaces lead to a second covered outdoor terrace with additional seating, overlooking the beautifully landscaped garden. The design of the house maximizes the views of La Concha from each level, allowing you to fully appreciate the natural beauty of the surroundings. Off the main living area, there is another bedroom with an ensuite bathroom and an informal living area for relaxation, as well as a guest washroom.

Descending the stairs to the lower section of the home, which is situated above ground level, you will discover two more spacious bedrooms, each with its ensuite and direct access to the rear garden and an additional terrace area. There's also a large family and entertainment area, providing an ideal space to unwind and entertain friends and family. This area

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