



MARBELLA  
C R I B S  
G R O U P

## Exquisite 5 Bedroom Villa in Las Brisas, Nueva Andalucia

3.250.000€



**Ref**  
MCG1121

**Beds**  
5

**Baths**  
3

**Plot**  
800 m<sup>2</sup>

**Built**  
373 m<sup>2</sup>

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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.



|                  |                    |
|------------------|--------------------|
| <b>Ref</b>       | MCG1121            |
| <b>Bedrooms</b>  | 5                  |
| <b>Bathrooms</b> | 3                  |
| <b>Status</b>    | For Sale           |
| <b>Type</b>      | Villas             |
| <b>Plot</b>      | 800 m <sup>2</sup> |
| <b>Built</b>     | 373 m <sup>2</sup> |
| <b>Terrace</b>   | 56 m <sup>2</sup>  |
| <b>Price</b>     | 3.250.000€         |
| <b>Location</b>  | Marbella City      |





## About this property

Exquisite villa nestled in the heart of the Golf Valley! A welcoming entry hall leads to the living room with a beautiful pitched roof and stunning fireplace in the center.

The open-layout of the home becomes apparent with the merging kitchen & living room space opening up to an entertainers dream backyard with covered porch barbecue area and charming pool area. On this level there are two more bedrooms and the master suite with walk-in closet and views to the pool and La Concha mountain. Downstairs amenities include two convenient bedrooms, laundry room, garage, and a unique second living room / entertainment area styled with wooden floors.

## Contact Us

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