



MARBELLA  
C R I B S  
G R O U P

## Villa Las Palmeras - A harmonious blend of modern luxury and traditional charm

7.800.000€



**Ref**  
MCG1836

**Beds**  
5

**Baths**  
6

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

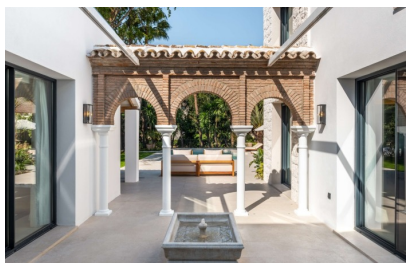
**Built**  
983 m<sup>2</sup>

[www.marbella-cribs.com](http://www.marbella-cribs.com)

[contact@marbella-cribs.com](mailto:contact@marbella-cribs.com)

[+34 623 44 32 13](tel:+34623443213)

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>	MCG1836
<b>Bedrooms</b>	5
<b>Bathrooms</b>	6
<b>Status</b>	For Sale
<b>Type</b>	Villas
<b>Plot</b>	2.563 m <sup>2</sup>
<b>Built</b>	983 m <sup>2</sup>
<b>Terrace</b>	440 m <sup>2</sup>
<b>Price</b>	7.800.000€









## About this property

Villa Las Palmeras - A harmonious blend of modern luxury and traditional charm

Villa Las Palmeras seamlessly combines contemporary features with classic architectural details, creating a warm and inviting living environment. Nestled in the heart of Las Brisas, this elegant residence offers a perfect balance of privacy and proximity to world-class golf courses, fine dining, and the many conveniences of Nueva Andalucía.

Thoughtfully designed for space and light

Spanning three levels, the villa's layout is designed to maximize both functionality and natural light. A central patio serves as a focal point, flooding the interior with daylight and enhancing the connection between different living areas. The master suite is a true highlight, featuring an outdoor shower with stunning views over the golf course—an idyllic setting to start or end the day.

Exceptional amenities for relaxation and entertainment

With over 250m<sup>2</sup> of space, the basement is dedicated to leisure and well-being. High ceilings create an airy ambiance, while carefully curated amenities elevate the living experience:

- A private home cinema for movie nights
- A luxurious spa area with a sauna and steam room
- A fully equipped gym for fitness enthusiasts
- A spacious garage with a car-turning plate for effortless parking

The basement seamlessly connects to the garden, ensuring a smooth transition between indoor and outdoor spaces.

Multiple living areas for ultimate comfort

The villa offers three separate TV rooms, providing versatile spaces for entertainment, relaxation, or quiet moments with a book. Whether gathering with family and friends or unwinding in solitude, there is ample room to enjoy every occasion.

A serene outdoor retreat

The beautifully landscaped garden is designed for enjoying the Mediterranean lifestyle. Whether hosting barbecues, sunbathing, or simply relaxing in the fresh air, the outdoor areas offer a private and peaceful escape.

A refined lifestyle in a prime Marbella location

Villa Las Palmeras combines style, comfort, and practicality, making it an ideal home for those seeking a relaxed yet

## Contact Us

**Phone:**

+34 623 44 32 13

**Email:**

[contact@marbella-cribs.com](mailto:contact@marbella-cribs.com)

**Real Estate Instagram:**

[@MarbellacribsRealEstate](https://www.instagram.com/MarbellacribsRealEstate)

**Lifestyle Instagram:**

[@MarbellacribsLifestyle](https://www.instagram.com/MarbellacribsLifestyle)

