



## HOUSE 6 BEDROOMS 5.5 BATHROOMS IN LAS BRISAS

📍 Las Brisas

REF# R4993696 €3,050,000

BEDS

6

BATHS

5.5

BUILT

521 m<sup>2</sup>

PLOT

1755 m<sup>2</sup>

Detached Villa for Sale in Nueva Andalucía, Marbella – Prime Location with Sea Views

Located in one of Marbella's most sought-after areas, this magnificent detached villa sits on a generous corner plot of 1,755 m<sup>2</sup> in the prestigious Avenida del Generalife 28. South-southwest facing, it boasts breathtaking views of the sea and Gibraltar. The property enjoys a strategic location that offers both privacy and tranquillity, while being perfectly connected to all amenities, international schools, renowned golf courses, and the glamour of Puerto Banús.

With a total built area of 700 m<sup>2</sup> (as per the Cadaster or land registry), the villa offers generous living spaces, ideal for family life. The ground floor features a spacious living room of over 40 m<sup>2</sup>, a separate dining area, a large study, guest WC, and a fully equipped kitchen with a service area including a good-sized bedroom and bathroom. The inviting covered terrace opens directly onto the beautifully maintained mature garden and private pool – the perfect setting to enjoy Marbella's enviable climate.

# BROMLEY ESTATES

*Marbella*

Upstairs, there are four further bedrooms, three of which have en-suite bathrooms. The impressive master suite includes a walk-in wardrobe and access to a large terrace with stunning panoramic views towards Gibraltar.

The property also benefits from a substantial 77 m<sup>2</sup> garage and a charming guest house arranged over two levels, with a living area downstairs and bedroom with bathroom upstairs – ideal for hosting visitors or generating rental income.

A home full of character, in excellent condition, with outstanding potential both as a permanent residence and as a high-yield buy-to-rent investment.

A unique opportunity in Nueva Andalucía. Book your viewing today and prepare to fall in love.





# BROMLEY ESTATES

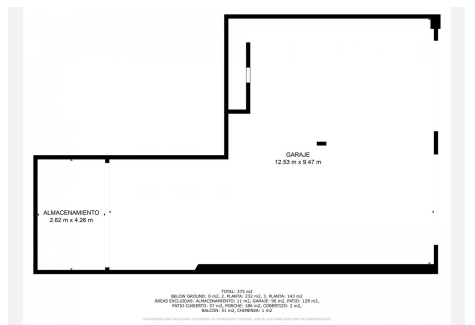
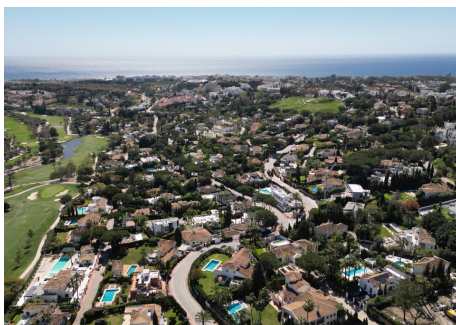
## *Marbella*





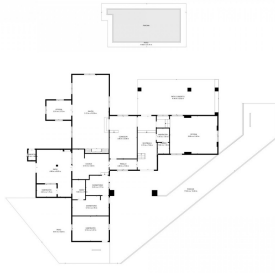
# BROMLEY ESTATES

## Marbella

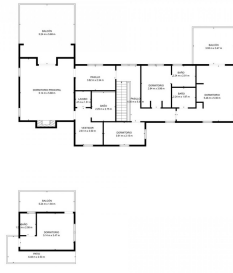




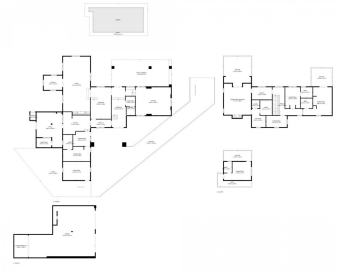
**BROMLEY ESTATES**  
*Marbella*



ÁREAS EXCLUIDAS: ALMACENAMIENTO: 51 m<sup>2</sup>, GRASA: 96 m<sup>2</sup>, FETID: 128 m<sup>2</sup>,  
FETID CURENTO: 57 m<sup>2</sup>, PORCHO: 186 m<sup>2</sup>, CORRUTIZO: 2 m<sup>2</sup>,  
BALCOE: 51 m<sup>2</sup>, CHIMENSA: 5 m<sup>2</sup>



TUBO: 270 m2  
 BELLOW GROUND: 0 m2, 2. PLANTA: 232 m2, 3. PLANTA: 143 m2  
 ÁREAS EXCLUIDAS: ALMACENAMIENTO: 11 m2, GARAJE: 96 m2, PASO: 128 m2,  
 PASO CUBIERTO: 57 m2, PORCHE: 386 m2, COBERTIZO: 2 m2,  
 BALCON: 51 m2, CHIMENEA: 1 m2



BELOW GROUND: 0 m<sup>2</sup>, 2. PLANTS: 232 m<sup>2</sup>, 3. PLANTS: 143 m<sup>2</sup>  
AREAS EXCLUDED: ALMAGRAMENTO: 11 m<sup>2</sup>, GRASS: 96 m<sup>2</sup>, PASTO: 128 m<sup>2</sup>,  
PASTO CUERPO: 57 m<sup>2</sup>, PORCH: 188 m<sup>2</sup>, CORRITIVO: 2 m<sup>2</sup>,  
BALCON: 51 m<sup>2</sup>, CHIMENSA: 1 m<sup>2</sup>