



HOUSE 4 BEDROOMS 2 BATHROOMS IN LAS BRISAS

📍 Las Brisas

REF# R5444404 €1,113,000

BEDS

4

BATHS

2

BUILT

177 m²

PLOT

431 m²

Exclusive Detached Villa in the Heart of Marbella's Golf Valley – Nueva Andalucía

Discover this charming detached villa located in Nueva Andalucía, one of Marbella's most prestigious and sought-after residential areas. Situated in the renowned Golf Valley, this property perfectly combines privacy, tranquillity and an unbeatable location, making it an outstanding opportunity for both permanent living and investment.

The villa offers 176.96 m² of built area on a 430.84 m² private plot, featuring a practical and comfortable layout. It comprises four spacious bedrooms, two full bathrooms, a bright living and dining area opening onto a covered terrace, an independent kitchen with utility room, and generous living spaces filled with natural light. Outside, the property boasts a private garden, swimming pool and secure private parking, providing everything needed to enjoy the Mediterranean lifestyle.

While the villa is well maintained, it also offers excellent renovation potential, allowing future owners to create a stunning contemporary home and significantly increase its value in one of Marbella's most

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desirable residential locations.

Marbella's Prestigious Golf Valley

Nueva Andalucía is internationally recognised for its famous Golf Valley, home to some of the finest golf courses in Europe, including Real Club de Golf Las Brisas, Aloha Golf Club, Los Naranjos Golf Club, and Magna Marbella Golf. This exclusive neighbourhood attracts international residents, golf enthusiasts and investors seeking premium properties in an exceptional environment.

Beyond golf, the area offers an outstanding quality of life. Within just a few minutes you can reach Puerto Banús, its world-famous marina, sandy beaches, luxury boutiques, fine dining restaurants, exclusive beach clubs, shopping centres, sports facilities, medical services and several of Marbella's leading international schools, including Aloha College and Swans International School.

Golf Valley is widely regarded as one of Marbella's most desirable residential areas thanks to its peaceful atmosphere, excellent infrastructure and strong long-term investment potential. Property demand remains consistently high, making it one of the Costa del Sol's most secure and attractive locations for buyers.

Whether you are looking for a permanent residence, a holiday home or a renovation project with excellent capital appreciation potential, this villa represents a rare opportunity to acquire a property in one of Marbella's most exclusive and highly regarded neighbourhoods.



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