



## Detached Villa for sale in Nueva Andalucía, Marbella

3,050,000 €

Reference: R4993696 Bedrooms: 6 Plot Size: 1,755m<sup>2</sup> Build Size: 521m<sup>2</sup>















## Costa del Sol, Las Brisas

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. 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 highyield buy-to-rent investment. A unique opportunity in Nueva Andalucía. Book your viewing today and prepare to fall in love.





## **Features:**

**Guest Apartment** 

Features Orientation Climate Control

Covered Terrace South Fireplace

Private Terrace

Marble Flooring

Double Glazing

Games Room

Views Setting Condition

Sea Close To Golf Renovation Required

Mountain Close To Shops
Garden Close To Town
Pool Close To Schools

PoolFurnitureGardenPrivateNot FurnishedPrivateSecurityParkingCategoryAlarm SystemPrivateLuxury

Entry Phone More Than One
Energy Rating CO2 Emission Rating

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