

**Real Club de Golf Las Brisas**

## **5 Bedroom Villa**

**Spain, Nueva Andalucía**

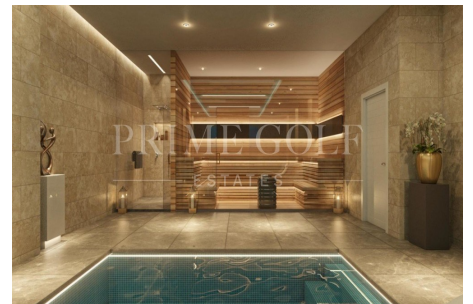
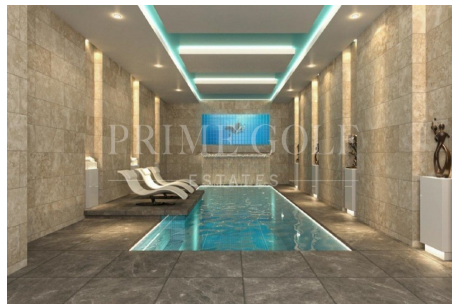
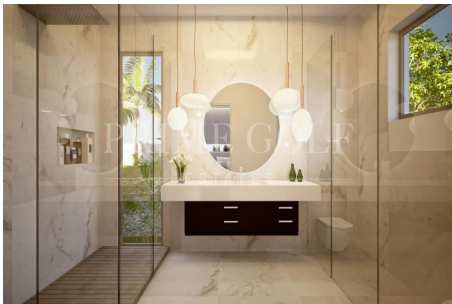
**€3.750.000**

**Ref: R3554374**

Located in Nueva Andalucía, a highly demanded residential area, surrounded by golf courses such as Los Naranjos, Las Brisas and Aloha, approximately 5 km from Puerto Banús and 8 km from Marbella. Restaurants, bars, international schools and all kinds of amenities a short drive away. The project consists of only three homes for which there is already a License. The construction period once the contract is signed would be approximately 18 months. The houses have 1,415 sqm plot and an approximate interior area of 828 sqm. The buyer can adapt the distribution and materials to their needs, although the construction qualities chosen are of the highest level. It has 5 large ensuite bedrooms, one in the basement, three on the main floor and the large master suite that occupies the entire upper...



# Gallery



# Property Description

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It has 5 large ensuite bedrooms, one in the basement, three on the main floor and the large master suite that occupies the entire upper floor, with dressing room and bathroom with whirlpool tub and private terraces. The basement has space for two cars, also has an indoor pool and a sauna, machine room and laundry. The main floor is open concept and wide spaces with access to the exterior porches and pool with gazebo and toilet with shower.

The houses have Otis elevator with capacity for 4 people with access to all floors, "Miarutti" for vehicles garage that connects the outside with the basement, fully fitted kitchen with Siematic furniture, Neff appliances and Franke taps. Daikin air conditioning with individual controller per room Airzone, water underfloor heating with individual control per room and domestic hot water with Daikin aerothermal system, video system, interior and perimeter alarm installation with videocontrol, "Technal" carpentry, ceramic flooring and floor decking oak in bedrooms, are some of the characteristics among others,

The reservation of the property is made with 10% of the price, the rest will be paid according to the different phases of the work until completing the works and the price.

## Additional Info

For Sale	Beds: 5	Baths: 5
Type: Villa	Living Area: 828sq m	Plot Size: 1415sq m

BOUTIQUE COMPLEX OF ONLY  
3 VILLAS

APPROXIMATELY 700 METERS  
FROM THE GOLF LAS BRISAS

APPROXIMATELY 2 KM FROM  
INTERNATIONAL SCHOOLS  
AND

OTIS ELEVATOR

MIARUTTI CAR LIFT

GARAGE FOR TWO CARS AND  
OUTSIDE SPACE FOR  
ANOTHER

INDOOR POOL AND SAUNA

WATER RADIANT FLOOR WITH  
INDIVIDUAL CONTROL DAIKIN

DAIKIN AIR CONDITIONING

SIEMENS KITCHEN WITH NEFF  
APPLIANCES

OAK FLOORING IN BEDROOMS

INTERIOR AND PERIMETER  
ALARM WITH VIDEOCONTROL

## Features

Golf views

Gated complex

Modern style

Swimming pool