

# MARBELLA

## VILLA IN NUEVA ANDALUCIA

Isla Brisa - Incredible Frontline Golf Modern House in Las Brisas, Nueva Andalucía, Marbella

PRICE	5.790.000 EUR
REFERENCE	656438
BUILT	550M <sup>2</sup>
PLOT	1.542M <sup>2</sup>
BEDS	6
BATHS	7
IBI	3.931 EUR / YEAR
COMMUNITY FEES	96 EUR / MONTH
GARBAGE	278 EUR / YEAR



Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.



# ISLA BRISA - INCREDIBLE FRONTLINE GOLF MODERN HOUSE IN LAS BRISAS, NUEVA ANDALUCÍA, MARBELLA

This frontline golf villa for sale in Las Brisas, a lovely residential area in Nueva Andalucía, Marbella, is a luxury jewel, where elegance and modern design stand out. Nestled on a picturesque plot of 1,542 m<sup>2</sup>, this stunning retreat of 550 m<sup>2</sup> impresses with its simple but elegant modern-style architecture, the latest technological advances, open-plan contemporary chic spaces, and stylish interior design. Due to its south orientation and privileged frontline golf position, the villa enjoys the picture-perfect views to the idyllic surroundings, green carpers of the golf course and mountains, including the legendary symbol of Marbella, La Concha Mountain.

The left wing of the main level holds 2 serene bedrooms with direct access to the landscaped garden. The rest of the area have been made for suiting the most discerning tastes, as you can find a welcoming entrance hall, a voguish grand living and dining area ensuring a stylish family space and connected to a high-end fully equipped and fitted sleek kitchen, as well as a stunning cinema room. The property features 4 more bedrooms, 6 en-suite bathrooms and 1 guest toilet.

Exquisitely presented, it comes for sale in excellent condition with a guest apartment and features making sure you live luxuriously (fireplace, marble floors, air-conditioning, double glazing, dressing room, fitted wardrobes, glass doors and balustrades, alarm, BBQ, separate guest toilet, garage, etc.). The colour scheme is purely monochrome, with a subtle mix of harmonious tonal shades. The neutral tones are combined with touches of wood and cozy Scandinavian accents that create the most pleasant and comfortable atmosphere.

The exterior of this remarkable property features the solarium, covered and sunny terraces of 330 m<sup>2</sup>, a swimming pool and sunbathing areas surrounded with perfectly manicured and tastefully decorated garden with several areas that guarantee an ideal entertainment time and fun for your family and guests. Every detail ensures the highest quality outdoor living. The strategic spots around the house are decorated with fountains and lush greenery where you can let your thoughts wander, meditate or read a good book. You can organize a formal dinner under the moonlight in the al fresco dining room with a natural wooden table. Comfortable chill-out areas are located around a huge white barbecue where to enjoy pleasant reunions with friends.

Set in a prime location and with the most luxurious amenities around, this...







