+34 628 842 452

Katrin Estates

info@katrinestates.com

Villa in Nueva Andalucía

Reference: R4877305



Bedrooms: 3

Bathrooms: 2

M²: 108

Price: 675,000 €

Printing day : 28th November 2026

Status: Sale

Property Type: Villa

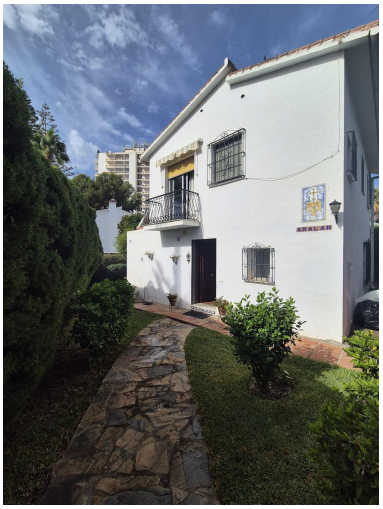
Parking places: by request













Overview:Located in the sought-after area of Las Brisas, Marbella, this villa offers an exceptional combination of serenity and convenience. Nestled in a quiet residential neighborhood yet just minutes from Puerto Banús, Marbella, and San Pedro, this property promises a relaxed lifestyle without sacrificing proximity to top amenities, including restaurants, shops, the exclusive Las Brisas Golf Club, and the Marbella Paddle Club. The beach is also a short drive away, making this an ideal choice for those looking to enjoy the best of the Costa del Sol. Set on a 436 m² plot with 108 m² of interior space spread over two floors, the villa offers generous room both inside and out. With its southern orientation, the home is filled with natural light throughout the day, creating a warm, open atmosphere in all areas. The garden is one of the property's standout features. Mature and well-maintained, it includes an automatic irrigation system and shaded areas thanks to established greenery and a terrace awning. This outdoor space is ideal for hosting gatherings or simply relaxing in a natural setting; there is also ample space to add a pool if desired. With so much potential, the garden can easily be adapted to suit the personal preferences of each owner, creating a private oasis in the heart of Marbella. Inside, the villa's classic design is showcased across three spacious bedrooms and two bathrooms, efficiently distributed over two levels to offer privacy and functionality. The kitchen is spacious and self-contained, perfect for those who enjoy a private, practical cooking area. Beyond its timeless charm, the property offers multiple customization options: there is ample room to add a pool or private parking area, a highly desirable feature in such a prime location. Among its other notable details, the villa includes a fireplace in the living room—ideal for the cooler months—and built-in wardrobes in the bedrooms to optimize storage. The upstairs terrace provides a private outdoor space, perfect for sunbathing or simply relaxing in a peaceful setting. This villa in Las Brisas is an excellent choice for those seeking a classic property with flexibility for personalization and an unbeatable location on the Costa del Sol. Contact us for more information!

Features:

Private garden