

# FOR SALE

2.850.000 €



REF: 46695

NUEVA ANDALUCIA



## Modern Villa For Sale Sale by Las Brisas Golf, Nueva Andalucia

Built: 448 m2 | Area: 802 m2 | 5 Bed | 5.5 Bath

This expansive contemporary villa offers a total of five bedrooms, with three of them conveniently located on the ground floor. Notably, one of these bedrooms is a private lock-off unit with its own separate entrance, making it an ideal space for accommodating additional guests. The ground floor also hosts a recently installed, state-of-the-art German-made open-plan kitchen, a beautifully appointed dining area, and a fully-furnished living space that is move-in ready. Noteworthy features include a genuine wooden fireplace and underfloor heating throughout the area. Outside, a dedicated dining space and lounge area complement the large outdoor pool, all within the confines of a lush, well-maintained garden, ensuring complete privacy. This remarkable villa also boasts a new Finnish sauna with direct access to the garden and pool, enhancing the overall relaxation and well-being experience. On the first floor, the remaining two bedrooms are found, both equipped with en-suite facilities. The master bedroom stands out as it offers direct access to a spacious terrace, affording breathtaking views of the majestic La Concha Mountain – a truly inspiring sight to awaken to. Additionally, the villa features an expansive roof terrace, providing an undisturbed space to soak up the sun throughout the day while enjoying unobstructed vistas of the Las Brisas Golf course. For energy efficiency, solar panels have been installed to facilitate hot water production. An added bonus to this exceptional offering is the inclusion of a furniture package valued at €185,000, ensuring that the residence is fully furnished and ready for immediate enjoyment.

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*The information given here is subject to errors and does not form part of any contract. The price does not include purchase costs.*





