



**ESTATE
BARCELONA**

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Villa N°33495 Marbella

PRICE

1 899 000 €

SQUARE OF
HOUSE

350m2

LAND AREA

900m2

BEDROOMS

4

BATHROOMS

4

Contemporary Villa in Andalus, is located on the second line of the Golf Las Brisas field, in one of the most popular areas of Marbella. House area 350m2, on frequency 900m2. The house has 4 bedrooms, a gym (can be converted to the 5th bedroom or cinema), laundry and utility room, garage for 3 cars, terrace-solarium 130 m² overlooking the golf course from the top terrace. Located within walking distance (200 m) from supermarkets, restaurants and public transport stops / taxi. The villa was completely renovated (2016) worth 600,000 euros, double glazing windows (50,000 euros) and fantastic open-plan kitchen in the American style Gaggenau worth 110,000 euros, Porcelanosa tile in all bathrooms and comfortable floors From the microcember. in the whole house. In addition, there is economical LED lighting with low power consumption and air conditioning (the average electricity account is 180 euros per month). The villa has a living room





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with an area of 100 m² with direct access to a cozy garden, grill and swimming pool. Very practical house, where every square meter is used for practical accommodation !! With a tourist license for short-term lease, easy-to-maintain villa with low power consumption, without noise of transport, grill and swimming pool.