# NUEVA ANDALUCÍA

| sypialnie | ■azienki | zbudowany m² | fabu■a m² |
|---|---|---|---|
| 5 | 5 | 441 | 1 754 |

## VILLA W NUEVA ANDALUCÍA

In las Brisas a residential plot...or an old villa with project for reform. OPPORTUNITY....A very attractive plot in Nueva Andalucia´s Golf Valley...the very best elevated views in Las Brisas. This residential plot is the best in las Brisas. Yes, it has the old villa on it, but the transfer tax is only 7% instead of a 21% if it was a clean plot. Seen as a plot here is the opportunity to build a large villa with big basement. Alternatively the property can still be bought with the OBRA MAYOR license and the work carried out as a reform rather than a new build. Now here is an opportunity.....one of the rare original Las Brisas villas, available as a plot of for reform with project licence in place. This original and authentic Golf Valley home is an evocative property with interesting design and an elevation that allows for unbeaten views to the majestic la Concha mountain. With a stunning architectural project entirely developed, and the license in hand, this is an opportunity to take one of the last remaining "rough diamonds" on this side of Marbella´s Golf Valley and create an immaculate and unique jewel. The exceptional plot upon which this property sits is 1780 square meters, and is significantly elevated above the residential street in front. This ensures that the breath-taking views that are seen across las Brisas Golf Valley over to the majestic la Concha mountain in the distance, will never be obstructed. The location is of particular interest to those who wish to have easy access in and out from the main coastal road, and can even be classified within walking distance to the local shops and restaurants, being only 1 kilometre from Centro Plaza, Nueva Andalucia. The original property is a typically authentic Spanish villa, built in the days when there was little else in Golf Valley other than las Brisas Golf, which was founded by D. José Banús in 1968 as "Club de Golf Nueva Andalucía" and from there followed the building of villas such as these. This one was built in 1978. It currently comprises of 2 enclosed garages. The lower level of the villa currently has 3 ensuite bathrooms, a huge open salon, with a sauna, a space for w one cellar and some other spaces. This leads via an internal staircase to the first floor which is the main living area. A large salon with bountiful terraces on different levels, a kitchen, 2 more bedrooms that share a bathroom and a variety of other spaces. An elevated terrace built with a tower containing a jacuzzi exists now. There is a rear patio that leads from the salon and kitchen to the back of the villa, and here in the elevation of the back garden we find the pool and pool house. A very mature plot with plentiful foliage and good privacy is what this property offers. The location of this villa is unbeatable, with amenities, shops, restaurants, and schools all nearby. It is also conveniently close to transport links, the sea, the beach, and several golf courses. Families will appreciate the proximity to children's playgrounds, making it an ideal home for those with young children. Whether you are looking for a permanent residence or a holiday home, this villa in Las Brisas offers an unparalleled lifestyle on the Costa Del Sol.

| spo■eczno■■ | ■mieci | ibi | cena |
|---|---|---|---|
| --- | --- | --- | 1 950 000 € |