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ESTATES



R5182651

📍 Nueva Andalucía

REF# R5182651 2.995.000 €

BEDS

4

BATHS

4

BUILT

335 m<sup>2</sup>

PLOT

1006 m<sup>2</sup>

Welcome to a striking contemporary villa for sale in Las Brisas, Nueva Andalucía, where Mediterranean charm meets Scandinavian-inspired elegance. This modern residence redefines luxury living in Marbella's famous Golf Valley, combining refined architecture, advanced eco-conscious systems, and bespoke European design pieces.

Spread across 262 m<sup>2</sup> of interior living space, the villa is designed by a renowned architect who has masterfully balanced clean lines with warm, natural textures. The interiors are finished with natural red and crème travertine surfaces, imparting timeless warmth and unique texture, while eco-certified parquet flooring with multilayer technology guarantees durability, elegance, and sustainable craftsmanship. Amber wood carpentry adds richness and depth, enhancing the villa's sophisticated ambiance.

At the heart of the home is a stunning open-plan kitchen designed by Ernesto Meda, paired with Miele appliances and Italian Fantini Rubinetti taps, creating a gourmet space where precision meets beauty. The seamless integration of the kitchen with the dining and living areas offers an effortless flow, opening directly to the landscaped terrace and pool. Every detail has been carefully considered—from seamless architectural door systems that disappear into the design, to built-in wardrobe systems with Italian modular flexibility, that combine elegance with smart storage solutions. Even the over 100-year tradition of Italian-

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made handles enriches the interiors with ergonomic precision and visual clarity.

The villa comprises four en-suite bedrooms, complemented by three additional bathrooms and a guest toilet, each finished with non-toxic, richly pigmented decorative paints for healthy and refined interiors. The master suite enjoys direct access to a private terrace with serene mountain views, while all bedrooms are designed to maximize natural light and comfort.

Lighting plays a crucial role in the villa, curated from Europe's most prestigious design houses. Delta Light (Belgium) provides contemporary architectural lighting for performance and precision, while Arkoslight (Spain) adds award-winning solutions celebrated for minimalism and comfort. Artemide (Italy) brings iconic decorative lighting that merges innovation with timeless design, ensuring the home is as atmospheric as it is functional.

The interiors are fully furnished with handpicked design pieces from leading European manufacturers, reflecting a commitment to comfort and style. Saba Italia offers modular sofas that embody softness and freedom of form, while Ditre Italia and Twils supply beds with tailored elegance and orthopedic comfort. Zanotta, a symbol of timeless Italian design, and Mogg, with its bold artistic objects, bring personality to the spaces. Northern European brands such as &Tradition (Denmark), Punt Mobles (Spain), Layered (Sweden), Hay (Denmark), and Ferm Living (Denmark) contribute accessories, rugs, and accents that emphasize Scandinavian clarity and Mediterranean warmth.

Beyond aesthetics, Villa Zia offers state-of-the-art climate and utility systems. A water-based underfloor heating system runs across both levels for even comfort, while a sustainable air-to-water heat pump powers heating and domestic hot water. Built-in, low-noise Fujitsu High Line air conditioning ensures discreet yet efficient cooling throughout the year.

Outdoor living is just as captivating. The landscaped garden features a private swimming pool and al fresco dining areas that embrace Andalusia's year-round sunshine. Whether lounging on the terrace, enjoying the La Concha Mountain views, or entertaining at the barbecue, the property delivers an unmatched Mediterranean lifestyle.

Situated in Nueva Andalucía's prestigious Las Brisas neighborhood, the property enjoys proximity to world-class golf courses, international schools, supermarkets, and boutique shops. Puerto Banús and its beaches are less than five minutes away, while Marbella Old Town and its cultural landmarks are a short drive. Málaga Airport can be reached in 45 minutes, ensuring excellent international connectivity.

This is more than a home—it is a showcase of architectural integrity, sustainable technology, and curated design. Every surface, fixture, and furnishing has been thoughtfully selected to deliver comfort, elegance, and long-term value. For those seeking a luxury villa for sale in Nueva Andalucía that offers privacy, refined style, and effortless access to the Costa del Sol lifestyle, This property stands as an extraordinary opportunity.

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