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LAS BRISAS

sypialnie	■azienki	zbudowany m²	taras m²	fabu■a m²
7	6	517	88	1 492

VILLA W LAS BRISAS

This remarkable property stands out for its solid construction, functional layout, and inviting atmosphere. Set on a generous 1.492 m² plot, it features a beautifully maintained garden and an excellent swimming pool, ideal for family enjoyment and outdoor living. While the property is in very good overall condition, a light aesthetic refresh could further enhance its style and bring it in line with contemporary design standards. The estate consists of two completely independent houses — a main residence and a separate building currently used and licensed as a medical consultation and office. The entire complex is fully legalized and holds a commercial license, offering a unique opportunity to combine living, working, and investment potential within one property. Main Residence Designed by a renowned local architect, the main house harmoniously blends comfort, spaciousness, and timeless elegance. Its multi-level layout ensures both privacy and functionality: - First level: Kitchen, dining room, living area, and guest toilet. - Second level: A large main lounge opening onto a spacious covered terrace with seating and barbecue area, enjoying panoramic views of the garden, pool, mountains, and Marbella cityscape. - Third level: Two bedrooms sharing a full bathroom with jacuzzi, plus a dedicated laundry area. - Upper level: The master suite with en suite bathroom and dressing room, an additional bathroom, and two more bedrooms — one with a covered terrace overlooking the garden. Bright interiors, excellent construction quality, and a warm, welcoming atmosphere make this home ideal for both family living and luxury residential use. Separate House Connected to the main residence by both elevator and stairs, the second house spans two levels: - Upper floor: An expansive 80 m² living area and a 40 m² office with direct garden and pool views. - Lower floor: A bedroom with full bathroom, a second living room with guest toilet, and an additional multipurpose room. This secondary building offers exceptional flexibility — it can continue as a professional space, serve as a guest house, a private studio, or even be adapted for independent living. Its commercial license also allows for professional or wellness practices, providing excellent potential for those who wish to live and work on the same property. Outdoor Area The exterior is designed for year-round Mediterranean enjoyment, featuring: - A fully equipped outdoor kitchen - A stylish bar and lounge area - Outdoor dining and seating spaces - A private swimming pool surrounded by mature landscaping - The garden offers privacy, shade, and a perfect setting for family gatherings or entertaining guests. Summary A rare opportunity in Marbella — a fully licensed property that seamlessly combines residential elegance with commercial versatility. Whether as a family home with guest accommodation, a private clinic or professional practice, or an investment property with multiple uses, this estate offers both lifestyle and value in one exceptional setting.

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