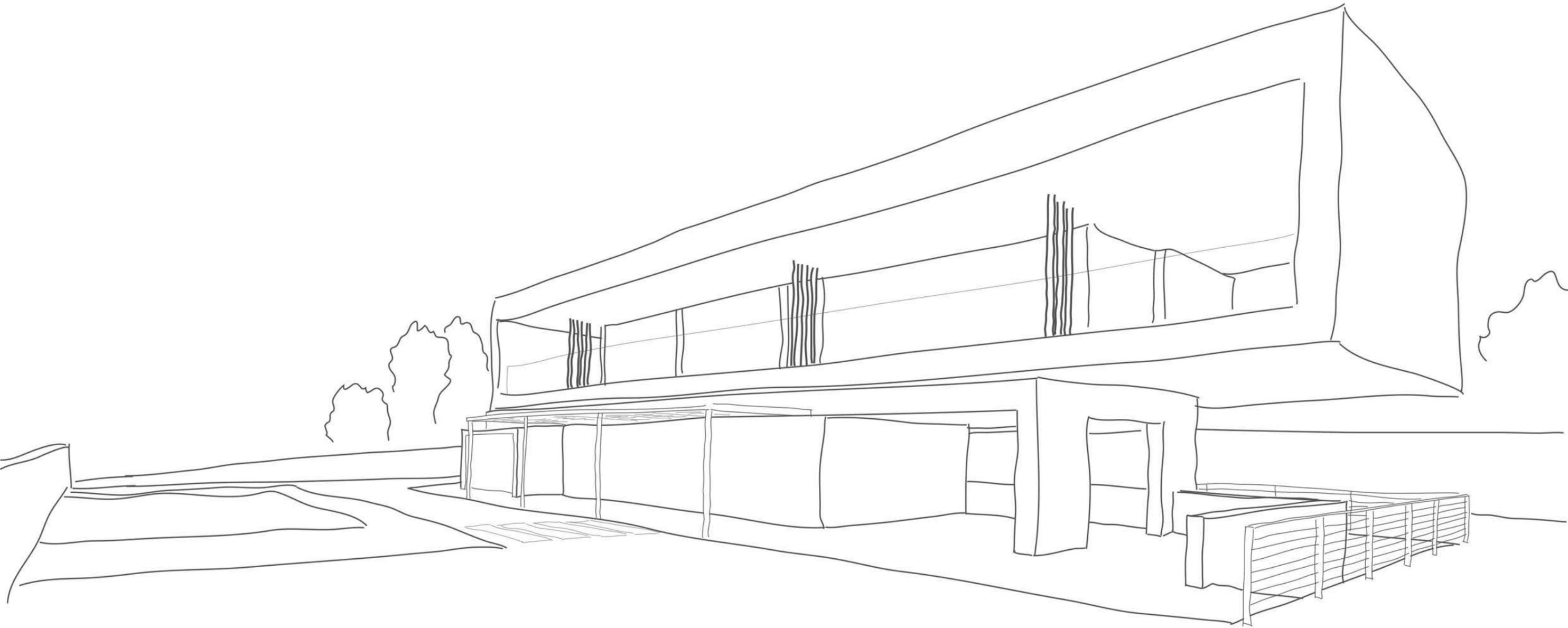


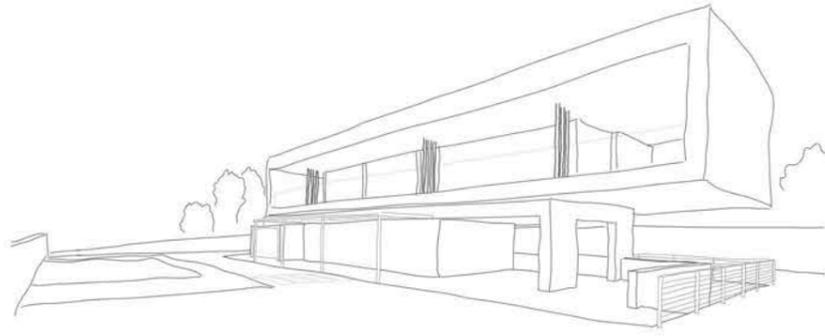
BRISAS 34



A DEVELOPMENT OF GOLFSIDE CONTEMPORARY LUXURY VILLA

Urb Las Brisas · C/Copenhague 34 · Nueva Andalucía · 29660 · Marbella · Málaga · SPAIN

The beauty of architecture in neutral and clean forms



Villa BRISAS 34

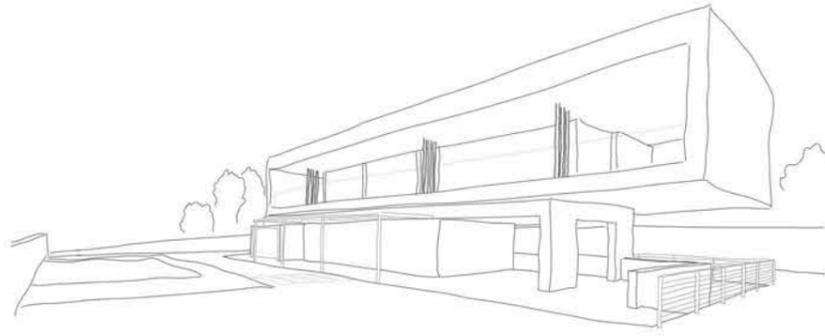
Computer Generated Imagery

Incredible villa in urbanization Las Brisas, in the heart of Nueva Andalucía, with private urbanization, garden areas, etc. The villa is newly built, with high qualities and fantastic panoramic golf views. Detached house with basement.



Exclusive Design Luxury Villa in Urb. Las Brisas, C/Copenhagen 34

The best location with views to Real Club Golf Las Brisas



Villa BRISAS 34

Location

Nueva Andalucía is one of the Mediterranean's jewels. A few minutes from the world famous Puerto Banus and Marbella, in the best location near Real Club de Golf Las Brisas.



It is impossible not to be seduced by the peaceful tranquil atmosphere and the superb sandy beaches and be charmed by the bustling town centre with its traditional plazas, quaint shops, tapas bars and restaurants.



Exclusive Design Luxury Villa in Urb. Las Brisas, C/Copenhagen 34

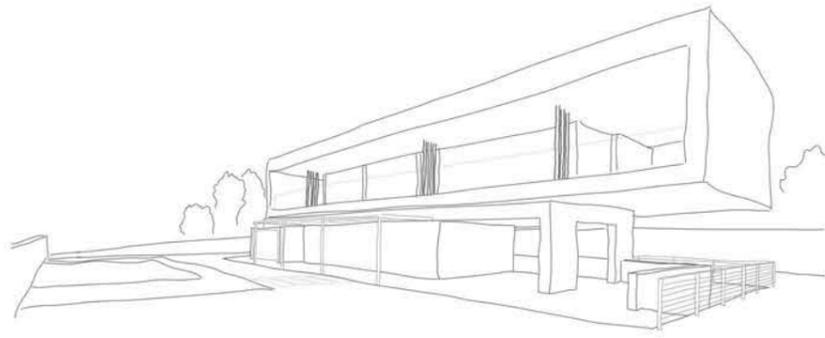
Exclusive Design by
p4arquitectos
Eulalia Polo de Uña



A functional basement with all amenities

Villa BRISAS 34

Basement



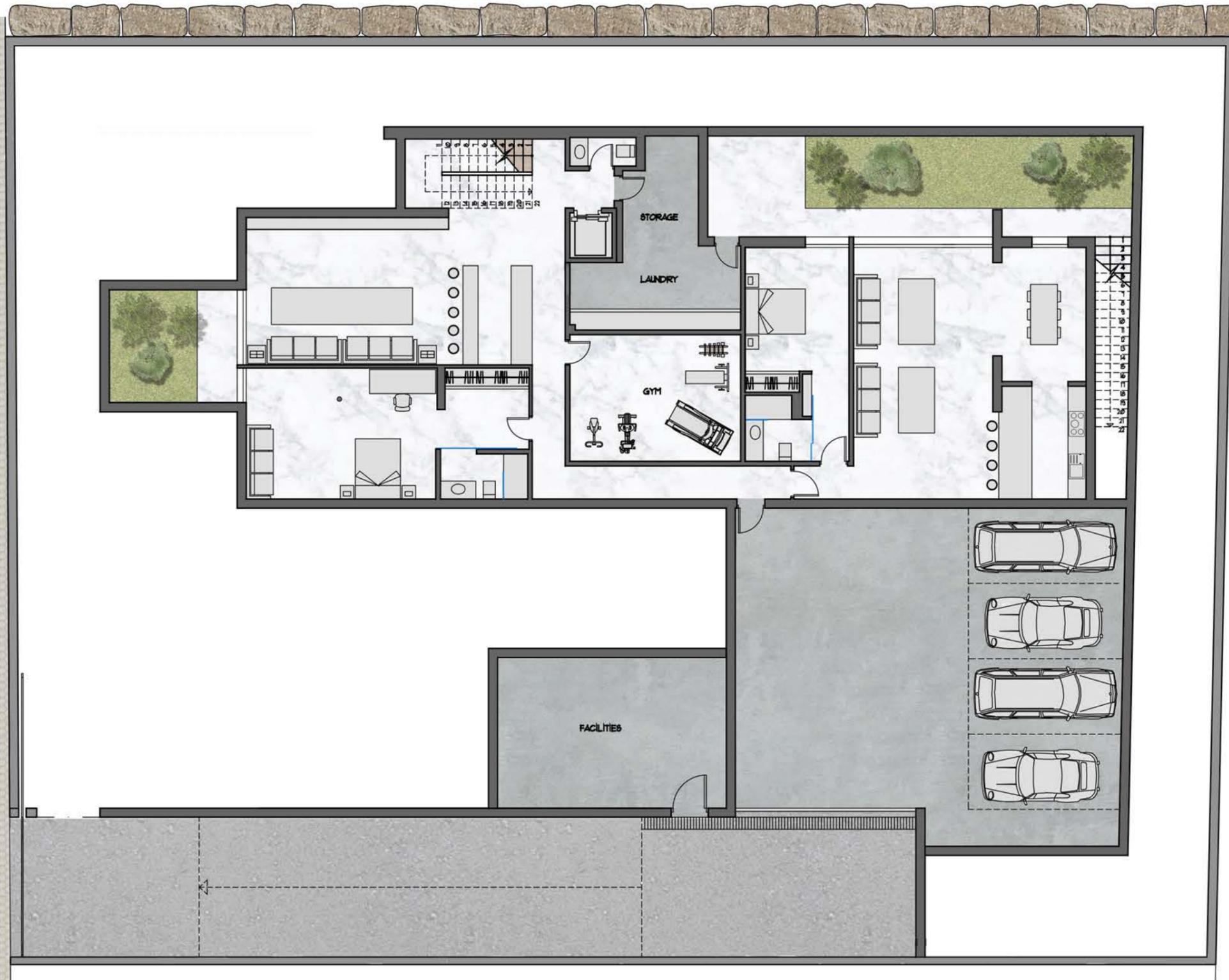
PLOT SIZE
1.300 m²

TOTAL BUILT
1.025 m²

INTERNAL
772 m²

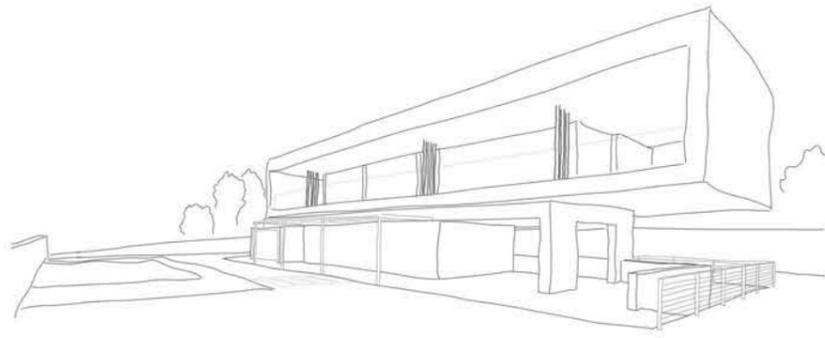
Basement	524 m²
Ground Floor	121 m ²
First Floor	127 m ²

PORCH AND TERRACE
253 m²



Exclusive Design Luxury Villa in Urb. Las Brisas, C/Copenhagen 34

A magnificent space where the interior merges with the exterior



Villa BRISAS 34

Ground Floor

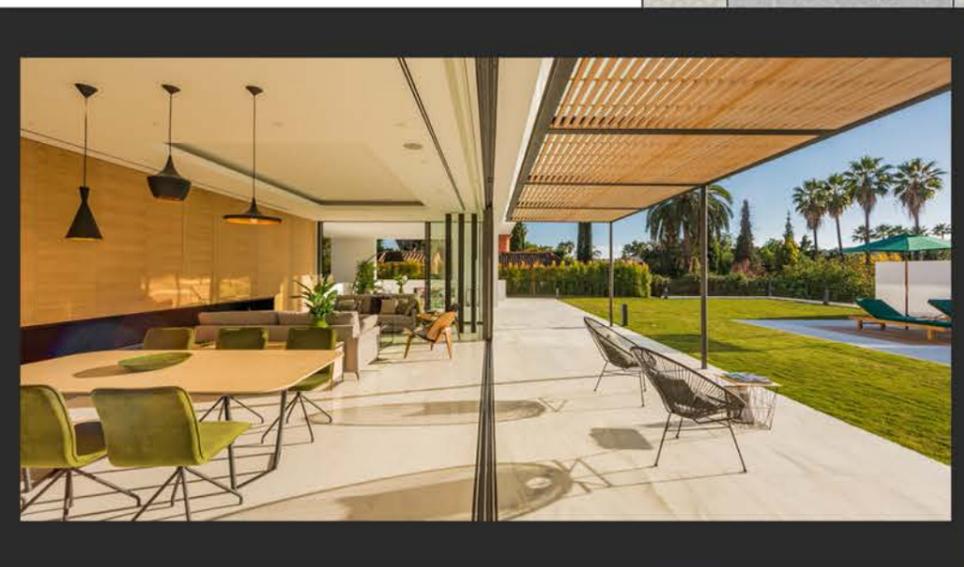
PLOT SIZE
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PORCH AND TERRACE
253 m²

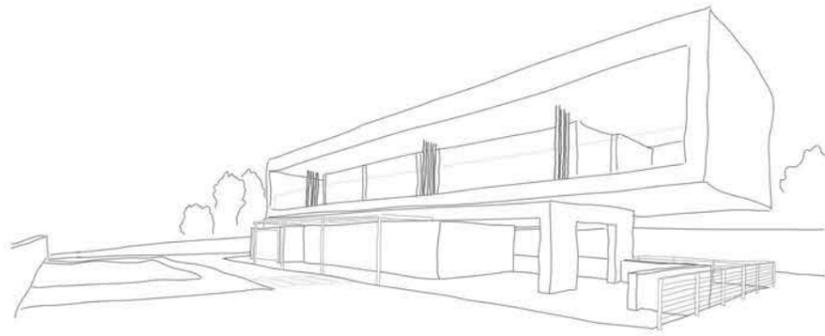


Exclusive Design Luxury Villa in Urb. Las Brisas, C/Copenhagen 34

Spectacular bedrooms with beautiful views to the golf course

Villa BRISAS 34

First Floor



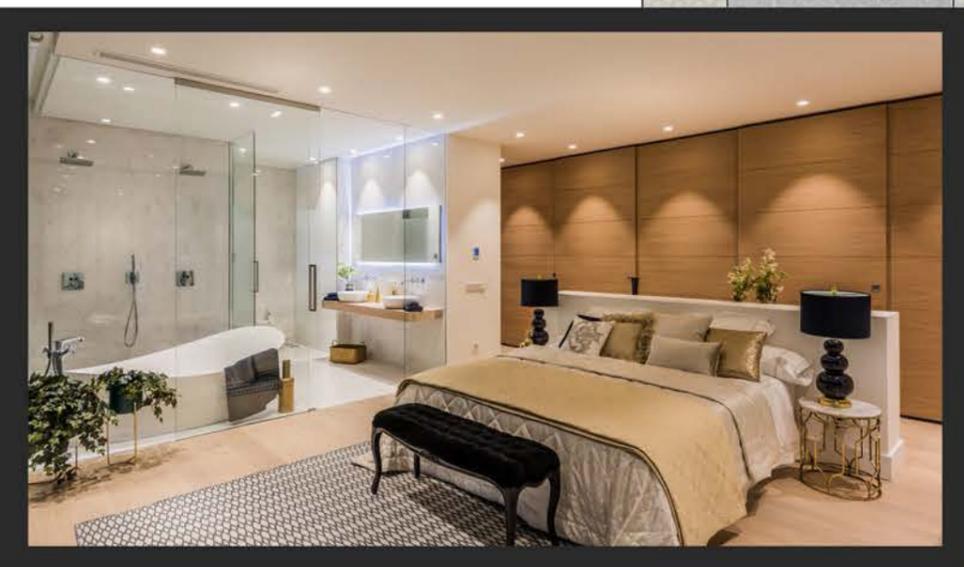
PLOT SIZE
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TOTAL BUILT
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INTERNAL
772 m²

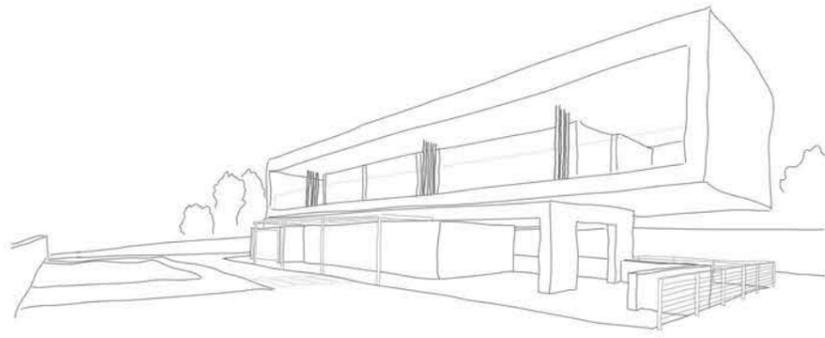
Basement	524 m ²
Ground Floor	121 m ²
First Floor	127 m²

PORCH AND TERRACE
253 m²



Exclusive Design Luxury Villa in Urb. Las Brisas, C/Copenhagen 34

The perfect combination of modern architecture and garden spaces



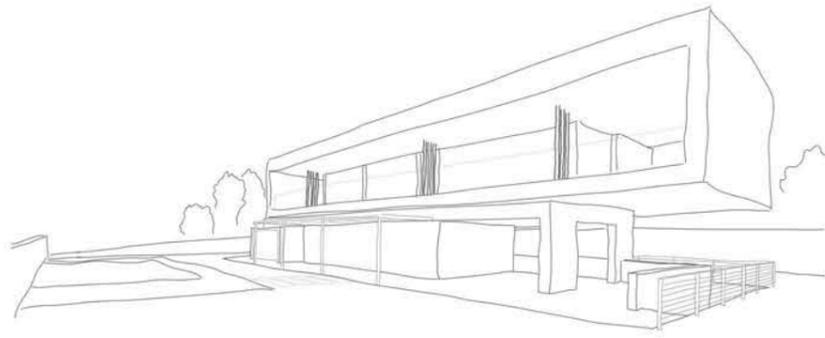
Villa BRISAS 34

Computer Generated Imagery



Exclusive Design Luxury Villa in Urb. Las Brisas, C/Copenhagen 34

Extension of the interior living area with large covered porches



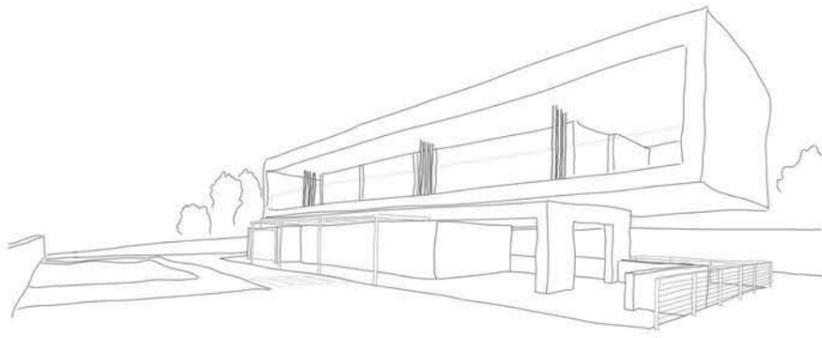
Villa BRISAS 34

Computer Generated Imagery



Exclusive Design Luxury Villa in Urb. Las Brisas, C/Copenhagen 34

A basement full of luxury and comfort



Villa BRISAS 34

Computer Generated Imagery



Exclusive Design Luxury Villa in Urb. Las Brisas, C/Copenhagen 34

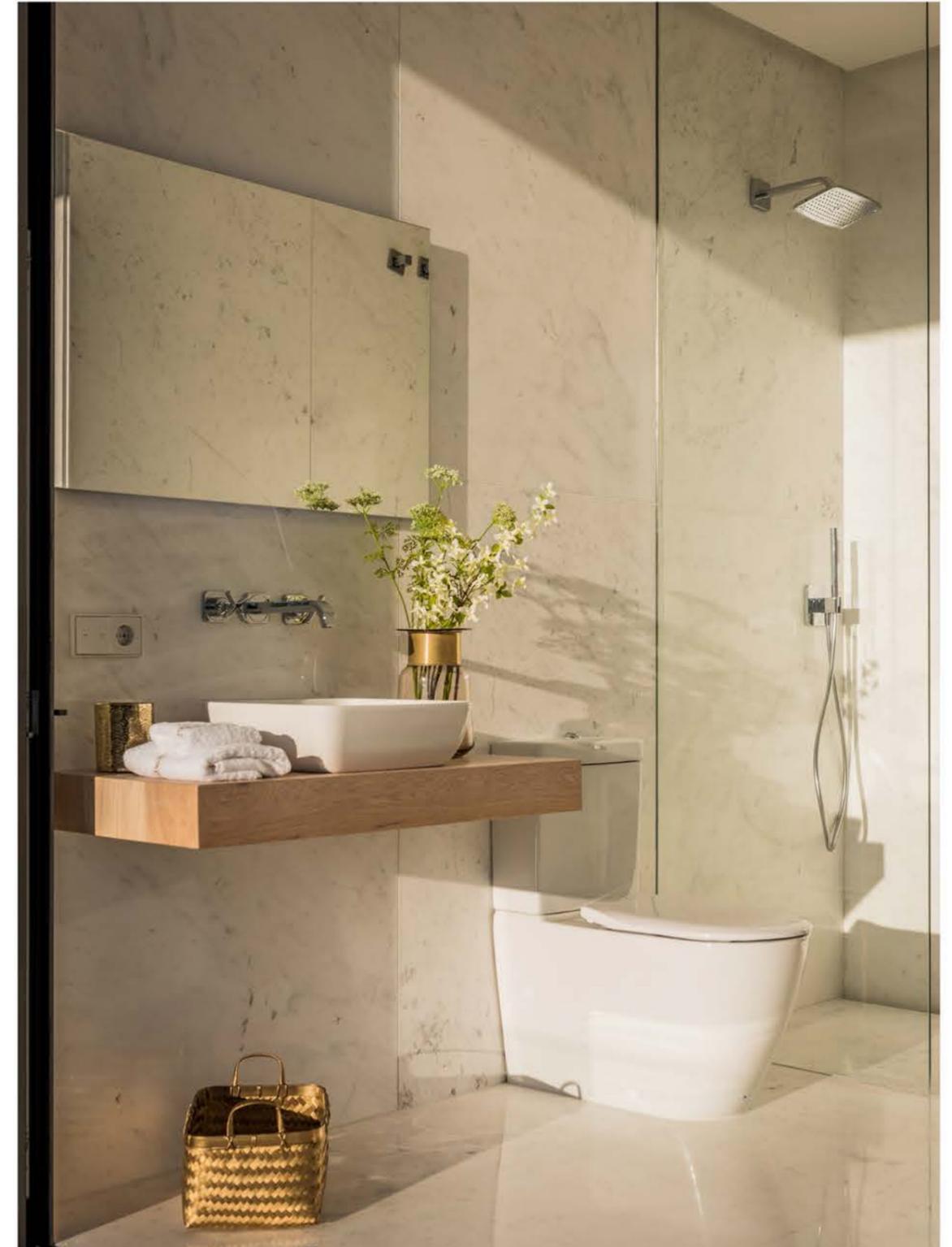
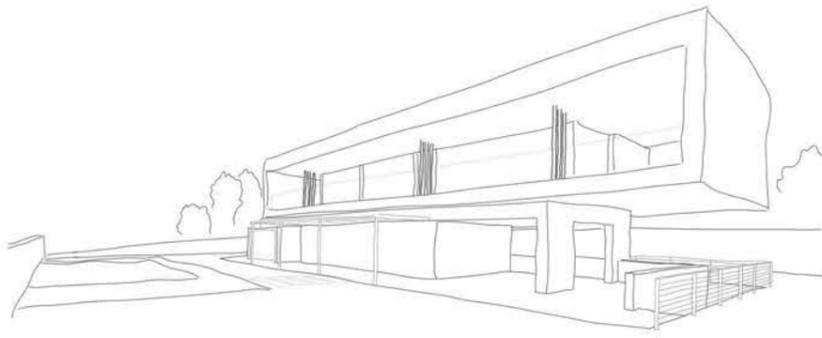
Exclusive Design by
p4arquitectos
Eulalia Polo de Uña



A basement full of luxury and comfort

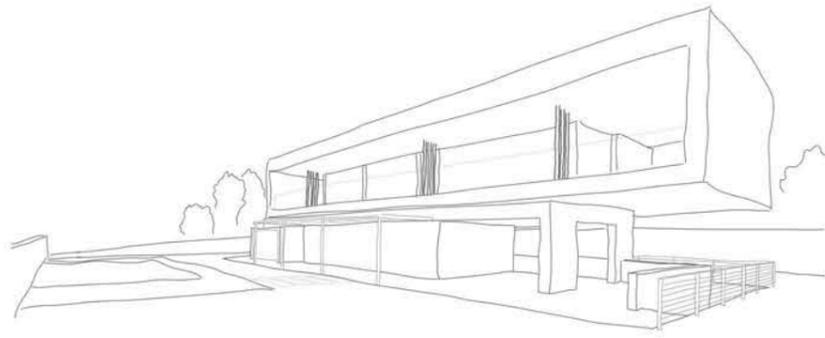
Villa BRISAS 34

Computer Generated Imagery



Exclusive Design Luxury Villa in Urb. Las Brisas, C/Copenhagen 34

A basement full of luxury and comfort



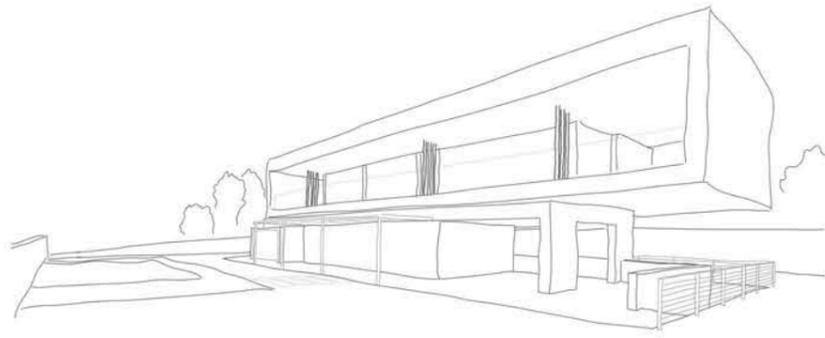
Villa BRISAS 34

Computer Generated Imagery



Exclusive Design Luxury Villa in Urb. Las Brisas, C/Copenhagen 34

A basement full of luxury and comfort



Villa BRISAS 34

Computer Generated Imagery

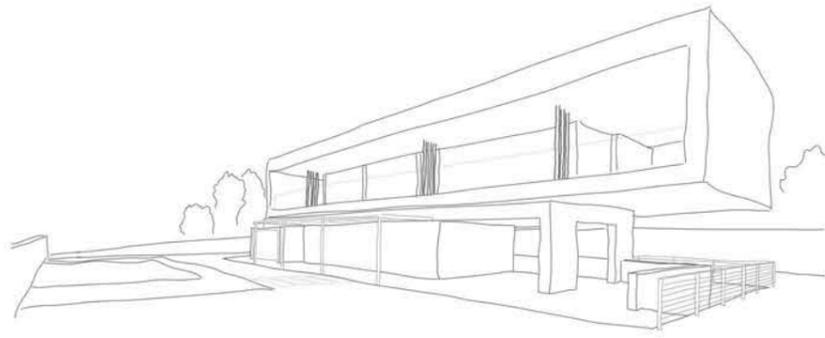


Exclusive Design Luxury Villa in Urb. Las Brisas, C/Copenhagen 34

A basement full of luxury and comfort

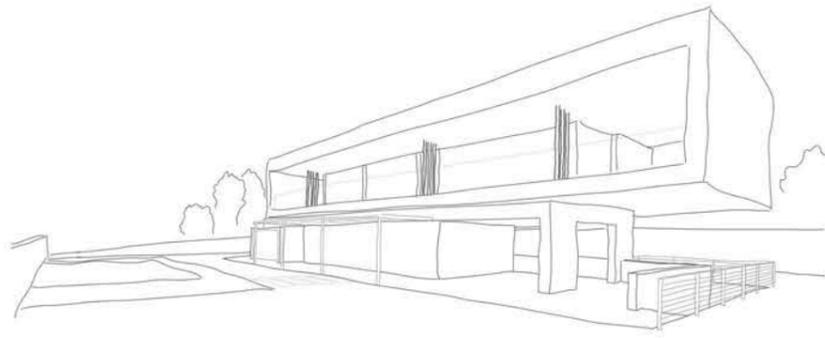
Villa BRISAS 34

Computer Generated Imagery



Exclusive Design Luxury Villa in Urb. Las Brisas, C/Copenhagen 34

A basement full of luxury and comfort



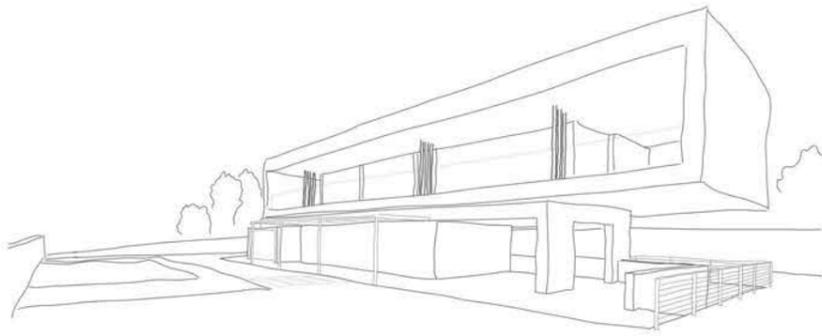
Villa BRISAS 34

Computer Generated Imagery



Exclusive Design Luxury Villa in Urb. Las Brisas, C/Copenhagen 34

The highest quality and performance



Villa BRISAS 34

Quality Specifications

Reinforced concrete structure in accordance European standards using highest quality materials and environmentally friendly technology.

FLOORINGS:

Interior flooring 60x60cm format WHITE DOLOMITE MARBLE tiles (high quality special marble greek). In Basement, Ground Floor and Bathrooms.



WHITE MARBLE

Exterior flooring 60x60cm format white anti-slip MARBLE tiles. Porchs and terraces.

Interior flooring OAK WOOD FLOOR. First Floor.



OAK WOOD

Interior flooring 60X60 cm format Porcelanosa PORCELAIN TILE model Urbatek Town Arena Natura. Facilities room, garage, laundry.

CARPENTRY:

Minimalist exterior aluminium carpentry (TECHNAL LUMEAL in color dark grey) with solar control double glazing CLIMALIT security glass and with air chamber. From floor to ceiling.



URBATEK

Entrance door to the home in OAK WOOD on both faces, with three-point safety lock and pivot door. From floor to ceiling.

Bespoke internal carpentry in OAK WOOD, with height from floor to ceiling, concealed hinges, and without flashing.

Wardrobes with sliding door covered in oak, lined and finished with drawers, cobbles and hanging shelves.



TECHNAL LUMEAL

Exterior sliding doors IROKO-LINED, sliding by motor with automatic opening mechanism activated by remote control and battery.

Transparent outdoor railing EASY GLASS SLIM with transparent glass rails by Q-RAILING.

Interior stairs with metallic structure and lined with OAK WOOD.



Q-RAILING

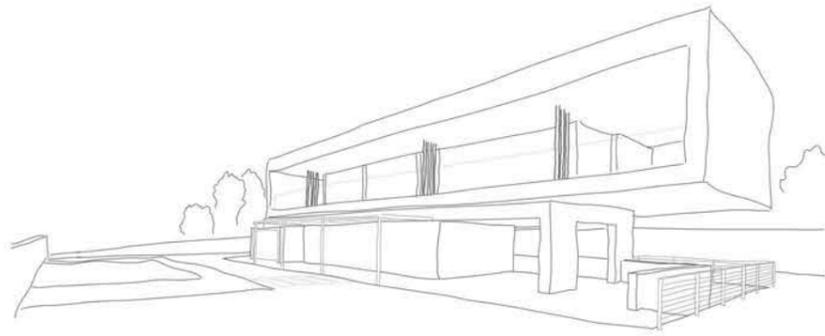
KITCHEN AND LAUNDRY:

Fully equipped PORCELANOSA kitchen, with SIEMENS electrodomestics. Fully equipped laundry room with washing machine and tumble dryer.

The highest quality and performance

Villa BRISAS 34

Quality Specifications



BATHROOMS:

Surface-mounted washbasins by DURAVIT CAPE COD in toilets and by VILLEROY&BOCH serie Artis in bathrooms.

Sanitary by VILLEROY&BOCH serie Subway 2.0

Taps by AXOR HANSGROHE series CITTERIO E.

Sand-blasted white marble anti-slip shower plates and master bedroom bath by MARMORIN Alice I.



DURAVIT



VILLEROY & BOCH



AXOR CITTERIO E



MARMORIN

DOMOTIC AND ELECTRONIC EXTRAS:

High quality ambience music SONOS.

Video intercom with integrated Camera IP.

Alarm and Video Surveillance Cameras with Automatic Video Recording.

Installation of domotics system KNX controlled by iPad.

Underfloor heating and air conditioning system with VRV DAIKIN (A+++ system). In Basement, Ground Floor and First Floor. Solar panels on deck.

WIFI UNIFY long range. High Speed Fiber Optic 100MG, Landline, 195 TV channels.

Highest quality electrical installations featuring JUNG LS 990 in color white.

Lift through all 3 levels by SCHINDLER 3300 5 persons 400 kg.

Bioethanol fireplace.



KNX

EXTERIOR EXTRAS:

Individual swimming pools with LED lighting, with automatic water treatment, with pre-installation for heat pump and protection system. Salt water pool with saline chlorinator.

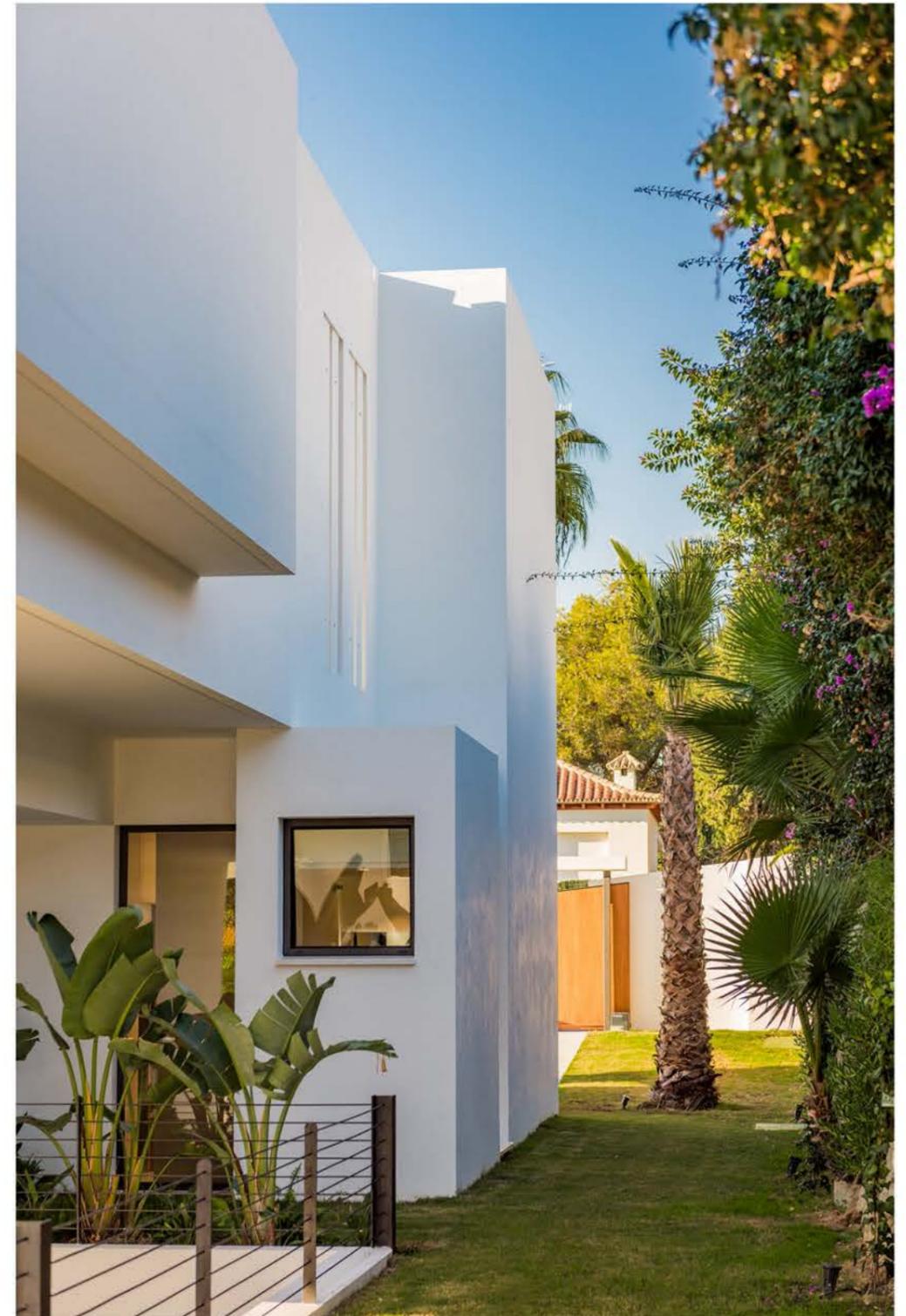
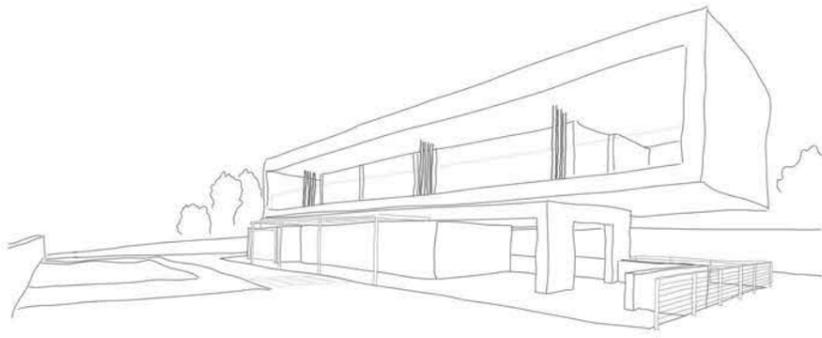
Landscaped gardens with automatic irrigation and LED ambient lighting.

Exclusive Design Luxury Villa in Urb. Las Brisas, C/Copenhagen 34

An exclusive and suggestive villa

Villa BRISAS 34

Computer Generated Imagery



Exclusive Design Luxury Villa in Urb. Las Brisas, C/Copenhague 34