BRISAS 1

NEWLY BUILT, CONTEMPORARY STYLE HOME

Introducing Brisas 1, a newly built contemporary style home with uninterrupted views of La Concha mountain.

This fully loaded home has five bedrooms, open plan living areas, beautifully landscaped gardens with infinity pool and a basement with large garage for four cars and additional entertainment room.

Brisas 1 encourages the enjoyment of the Marbella lifestyle; generous terraces, a sunken seating area, roof top jacuzzi and cascading garden will persuade you to be outdoors all year around and entertain from the comfort of home.

Embrace the Mediterranean lifestyle in a brand-new home.

Beds: 5 | **Baths:** 4+2 | **Plot:** 1.237 m² | **Built:** 556 m² | **Pool:** 45 m² | **Terraces:** 418 m² | **Garage:** 3+2 Cars | **Facing:** E-W

EMBRACE THE MEDITERRANEAN LIFESTYLE

Brisas 1 truly encompasses the Mediterranean lifestyle. Sitting on a plot of over 1.237 m^2, it has an elevated position to fully enjoy the views of the iconic La Concha mountain. A cascading garden has been carefully landscaped with Marbella native plants and an infinity pool.

The property has an open plan terrace area, with decking and seating to enjoy the spectacular views and enviable Mediterranean climate.

A cosy sunken seating area with a central fireplace provides another place to entertain and well-placed lighting throughout the garden brings the outdoor space to life in the night. The infinity swimming pool is a calm retreat, running parallel to the property.

East in orientation, Brisas 1 enjoys the sun rises and sunsets over the mountain scape.

SEEMLESS INSIDE-OUTSIDE LIFESTYLE

Decorated with a classic, neutral palette and brighter pops of colour, creating a warm and stylish home, Brisas 1 has a beautiful mix of materials including wood, marble and cosy fabrics.

The property has a well-proportioned built size of 556 m^2, over three levels. The ground floor is a multi-functional and open plan space, with living room, dining area and custom kitchen. The kitchen has Miele appliances and a breakfast bar for the morning coffee. The living area has sophisticated décor and a cosy design, with touches of wood, porcelain flooring and a fireplace.

CHANEL
TOM FORD

TOM FORD

TOM FORD

Brisas 1 is the perfect Marbella home, blending the interiors with the outside. The ground floor leads seamlessly into the vast terrace area, where there is an extra dining area and plenty of seating.

MASTER SUITE WITH TERRACE AND INCREDIBLE LA CONCHA VIEWS

On the first floor, there are three bedrooms, including the master suite. The master bedroom exudes style and sophistication, with textures and elements of nature in the interior design.

The bathroom has a free-standing bath, dual sinks and shower.

A private terrace area is the perfect place to sit back enjoy the views of the mountain.

Two further double bedrooms have en suite bathrooms, and chic interiors.

The basement has an additional two double bedrooms, perfect for guests and an additional lounge, with sofas and chairs and wall mounted TV.

The property benefits from underfloor heating throughout via water, with electrical underfloor heating in the bathrooms, Lutron lighting, Sonos sound system and smart home technology.

CONTEMPORARY ARCHITECTURE

The villa has modern exteriors with sleek edges and was designed by one of the areas awarded architects. Floor to ceiling windows provide views to the mountain and wider Marbella and there is a beautiful mix of materials including wooden decking and glass. There are plenty of terraces, totalling 418 m², to embrace the Mediterranean climate.

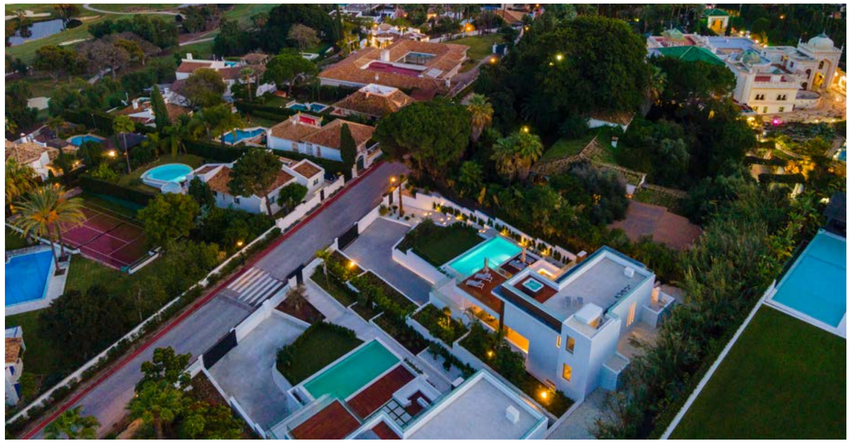
The property has a large garage for four cars and off-street parking.

WELCOME TO MARBELLA'S GOLF VALLEY

Las Brisas 1 is situated in the heart of the Golf Valley, an area which has captivated many people seeking to buy property here on the Costa del Sol.

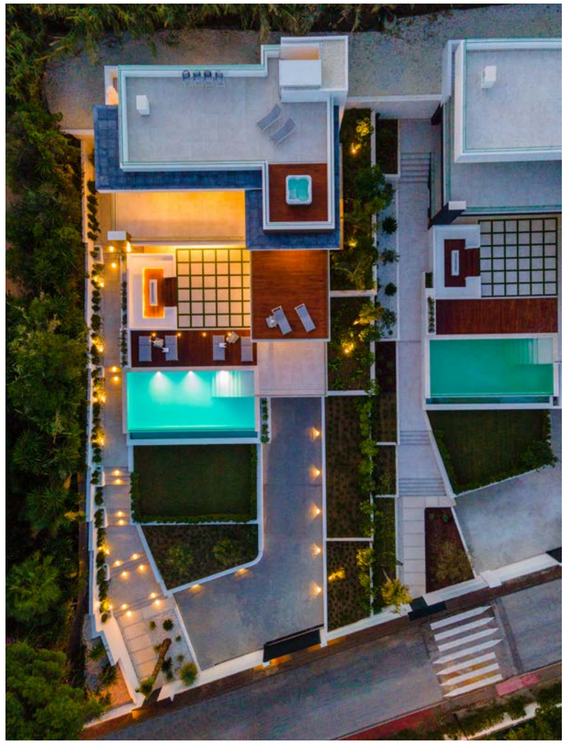
Long known as one of Marbella's most sought-after destinations, this lush and landscaped area is aptly named as it is surrounded by several prestigious courses and has plenty of amenities. The quieter residential streets wind around the greens, and many properties deliver views across the peaceful fairways.

The villa is positioned moments from Las Brisas Golf Course, a private and members only club. It has sweeping and well-kept greens, and mature trees. It is a beautiful place to play and has hosted some of the world's best players.



But Nueva Andalucia offers much more than golf. It has plenty of shopping facilities, banks, health and wellness facilities and there are a number of schools here, offering either a Spanish or international education. The area is a few minutes' drive to Puerto Banus, Marbella's famous port which has an array of luxury yachts, an army of designer boutiques and is spoiled with quality eateries.

Nueva Andalucia has excellent connections to the main highway and both Malaga and Gibraltar airports can be reached in 45 minutes. Not to mention that Nueva Andalucia is minutes from the coastline and plenty of sandy beaches and chiringuitos.

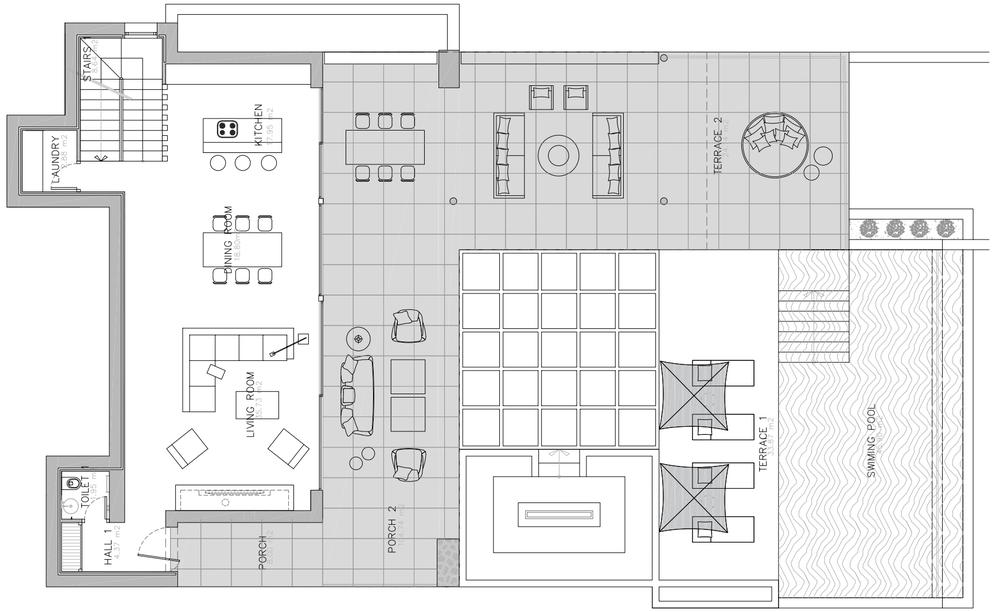


ROOF TOP TERRACE WITH MOUNTAIN VIEWS

The roof top terrace provides the perfect spot for a soak in the jacuzzi, with the incredible backdrop of the mountain scape and wider Marbella.

The perfect home to enjoy all the perks of Marbella in a sought-after location.

Ground Floor



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First Floor

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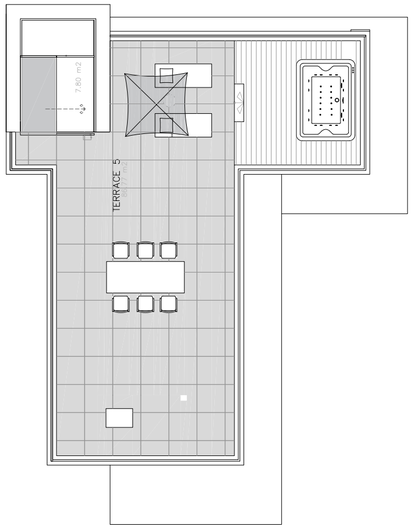
Roof



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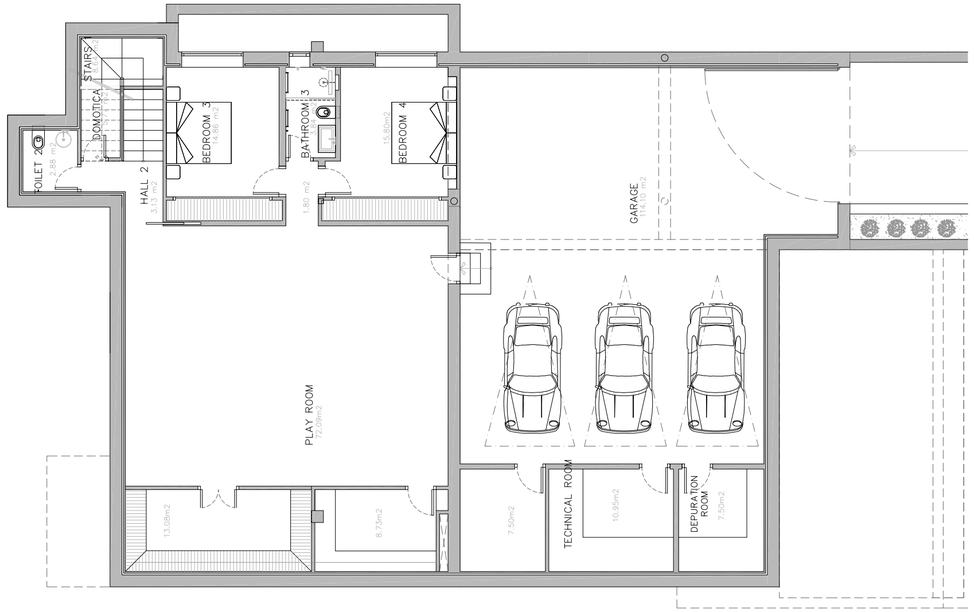
Basement



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Quality Specifications

WALLS
- The false ceilings are made with plaster or plaster board.
- The vertical interior walls are brick ceramic received with cement mortar and finished with plaster. The walls are with stoneware cladding in wet areas and painted in the rest of the walls.
- Smooth plastic paint on walls, ceilings, partitions and draperies.

FACADES
- Facades with external coating by plastering of cement and finished with painting.

COVERS
- Flat roofs are waterproofed with asphalt membrane and the finishing of uncovered terraces is porcelain tiles 90x90cm and teca wood floor.

EXTERNAL CARPENTRY
- Balcony doors and exterior windows are made of aluminum, and glass type Climalit.
- Entrance door, made in a workshop with iron structure and wood paneling.

INTERNAL CARPENTRY
- The interior doors are lacquered and made in MDF wood.
- MDF wardrobes with shelves and hangers.

RAILINGS AND GLASS
- The railings of the porches and terraces are laminar glass.
- Design interior staircase made of laminar glass without handrails.

FLOORING AND PAVEMENTS
- The interior floors are made of porcelain tiles 90 x 90cm.
- The exterior floor is made of porcelain tiles 90 x 90cm and teca wood
- The car port has porcelain tiles 60 x 60cm.
- The pool has white GRESITE.

PLUMBING INSTALLATIONS
- Hot water heater with Aerothermia.

SANITARY INSTALLATIONS AND TAPS
- Continuous surface of countertop and sinks.
- MDF furniture with drawers/shelf.
- Porcelain sanitary ware from Galassia Italy, white color, suspended.
- Single lever mixer on bathtubs and shower from Ritmonio.
- In the shower built-in taps and shower head from Ritmonio.

ELECTRICAL INSTALLATIONS AND SYSTEMS
- JUNG and Lutron, switches and plugs.
- TV and FM sockets.
- Telephone installation according to Telecommunications regulations.

AIR CONDITIONING AND HEATING
- Conducts condition system, inverter.
- Electric underfloor heating in bathrooms and basement areas, water underfloor.
- heating on ground and first floors and on basement bedrooms.

KITCHEN
- Fully furnished and equipped with hob, oven, extractor hood and refrig-erator. Miele appliances.

OUTDOOR AREAS AND POOL
- Fenced plot, and enclosure to public street.
- Access to housing through metal sliding door including pedestrian doors.
- Opening by remote control for car gate and digital video intercom.
- Automatic irrigation system.
- Lighting of garden areas with spots and wall lights.
- Swimming pool with light and filter.
- Jacuzzi at roof floor.

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