



bedrooms **5** bathrooms **5** built _{m2} **448** terrace _{m2} **110** plot _{m2} **802**



community -- month garbage -- year ibi -- year

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

Newly finished, this spacious modern villa has 3 out of the 5 en-suite bedrooms distributed on the ground floor, one of them being a cozy private lock-off with its own private entrance, perfect for additional guests coming to visit.

On the same floor, you also have a brand new open plan German-made kitchen, a beautiful dining and living area completely furnished and ready to move in. It further features a real wooden fireplace, for the slightly colder months of the year, as well as underfloor heating throughout.

As you slide open the new glass doors to access the outside dining area and lounge, you find a large outdoor pool in the lush landscaped garden, all completely private. Furthermore, this Villa has a state of art new Finnish Sauna, with direct access to the garden and pool.

On the first floor, you have the final two bedrooms, both en-suite, one being the master that has direct access to a large terrace, offering a picturesque view of the La Concha Mountain – a breathtaking sight to wake up to.

The Villa further features a large roof terrace to enjoy the sun in peace all throughout the day with unobstructed views over Las Brisas Golf course.

Not only has this villa been built with high quality materials, but also with energy saving in mind with solar panels for the hot water production.

Reference	454045	Beds	5	Built m²	448
Type	Villa	Baths	5	Interior m²	---
Location	Las Brisas, Nueva Andalucia	En-suite Baths	---	Terrace m²	110
		Guest Toilets	1	Plot m²	802
		Pax	---		
Pool	Private	Community	---	Levels	---
Garden	Private	Garbage	---	Floor	---
Garage	Private	IBI	---	Orientation	---
Parking slots	2	Construct Year	---	EPC	In Progress







