



MARBELLA  
C R I B S  
G R O U P

## Modern Villa in Las Brisas, Nueva Andalucia

2.650.000€



**Ref**  
MCG1565

**Beds**  
5

**Baths**  
5

**Plot**  
815 m<sup>2</sup>

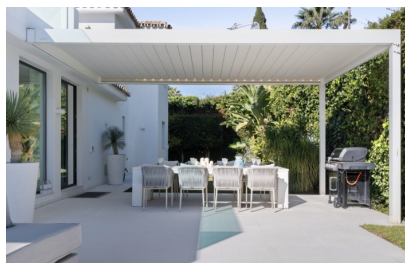
**Built**  
391 m<sup>2</sup>

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The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain conditions are met. This information is subject to errors, omissions, changes, prior sale, or market withdrawal. An information sheet is available per Decree 218/2005 of October 11th.



<b>Ref</b>	MCG1565
<b>Bedrooms</b>	5
<b>Bathrooms</b>	5
<b>Status</b>	For Sale
<b>Type</b>	Villas
<b>Plot</b>	815 m <sup>2</sup>
<b>Built</b>	391 m <sup>2</sup>
<b>Terrace</b>	61 m <sup>2</sup>
<b>Price</b>	2.650.000€
<b>Location</b>	Las Brisas





## About this property

Welcome to a modern and stunning five-bedroom villa nestled in the heart of Nueva Andalucía, offering a private retreat in a prime location close to restaurants, bars, and supermarkets. The villa is just a short drive away from Puerto Banus and the beach.

This three-level villa boasts the following layout:  
Basement - The lower level features two bedrooms, a bathroom, a laundry room, a machinery room, and a spacious garage with room for two cars.

Ground floor - On the ground floor, you'll find an opulent open-plan kitchen equipped with Gaggenau appliances and a generous living room with access to the private garden and pool area. There are also two bedrooms with en-suite bathrooms and a guest toilet.

First floor - The upper level hosts the master bedroom with a walk-in closet and an en-suite bathroom. Additionally, a sizable terrace offers stunning views of the surrounding area.

## Contact Us

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