



Las Brisas, Nueva Andalucia
Villa Las Palmeras

bedrooms **5** bathrooms **8** built **816** _{m²} terrace **273** _{m²} plot **2.560** _{m²}



community -- month garbage **139 €** _{year} IBI **3.931 €** _{year} for sale **7.800.000 €**

EPC: B 33,69 kWh/m². B 5,80 KgCO₂/m². 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.

Las Brisas, Nueva Andalucia

Villa Las Palmeras

Villa Las Palmera is nestled within the exclusive enclave of Las Brisas in Nueva Andalucia. This brand-new epitomises sophistication and comfort. Spanning 983m², this architectural marvel is poised majestically on an expansive 2560m² plot, enveloped by a manicured garden and offering plenty of privacy.

Spread across 3 floors, Villa Las Palmeras boasts an incredible lower level, exceeding 300 m² with a 3-metre ceiling. This expansive space promises endless possibilities for entertainment and relaxation, featuring a private garage, a driveway complete with a car turning plate and a lavish spa offering a sauna and steam room. There is also a state-of-the-art indoor gym available for residents to enjoy, as well as a home cinema.

Embracing the essence of Andalusian charm, Villa Las Palmeras also offers timeless elements such as a charming patio, an outdoor master shower boasting panoramic views of the surrounding golf course. Also, there is not one, but 3 distinct TV rooms available.

Reference	544263	Beds	5	Built m ²	816
Type	Villa	Baths	8	Interior m ²	816
Location	Las Brisas, Nueva Andalucia	En-suite Baths	---	Terrace m ²	273
		Guest Toilets	---	Plot m ²	2.560
		Pax	---		
Pool	Private	Community	---	Levels	---
Garden	Private	Garbage	139 € / year	Floor	---
Garage	Private	IBI	3.931 € / year	Orientation	---
Parking slots	5	Construct Year	---	EPC	B 33,69 kWh/m ² B 5,80 KgCO ₂ /m ²
		Renovation year	---		

For sale

7.800.000 €

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