



## SAMOSTATN? STOJÍCÍ VILA 5 LOŽNICE

📍 Nueva Andalucía

**REF# R4572205 – 2.650.000€**

IBI

1705 €/YEAR

Garbage

185 €/YEAR

Community

636 €/YEAR



5

Ložnice



5

Koupelny



391 m<sup>2</sup>

Built



815 m<sup>2</sup>

Plot



61 m<sup>2</sup>

Terrace

Welcome to Villa Las Brisas 41, a modern and beautiful five bedroom villa in the heart of Nueva Andalucía set in a private location in a very good area, close to restaurants, bars and supermarkets. The villa is just a

few minutes drive from Puerto Banus and the beach.

This villa is on 3 levels with the following distribution:

Basement – The basements consists of two bedrooms, a bathroom, laundry room, machine room and a large garage with space for two cars.

Ground floor – this level has a luxurious open plan kitchen with Gaggenau brand appliances and a large living room with access to the private garden/pool area, where there is a separate part for the barbecue and dining area. There are also two bedrooms with ensuite bathrooms and a guest toilet.

First floor – on the second floor you find the master bedroom with its own walk-in closet and bathroom. There is also a large terrace with beautiful views of the surroundings.

[www.lasbrisas41.es](http://www.lasbrisas41.es)





