



Las Brisas, Nueva Andalucia  
Cobre 37

bedrooms **5**    bathrooms **5**    built <sub>m2</sub> **428**    terrace <sub>m2</sub> **357**    plot <sub>m2</sub> **1.469**



community **91 €** month    garbage **278 €** year    ibi **2.749 €** year    for sale **6.495.000 €**

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

### Cobre 37

This stunning contemporary villa by AMES Arquitectos combines stylish modern design with a prime frontline position overlooking the prestigious Las Brisas Golf Course. Nestled in a quiet and private cul-de-sac, this property offers an unparalleled sense of seclusion while being just a short stroll from the lively restaurants and cafés of Aloha. A seamless blend of indoor and outdoor living defines the villa, with ample terraces, a large outdoor pool, and a sunken chill-out area creating the perfect environment for relaxation and entertaining.

Inside, the villa features a spacious open-plan living area with a state-of-the-art kitchen, making it ideal for hosting gatherings or enjoying family life. The five stunning bedrooms, including a luxurious master suite, are designed with comfort and style in mind. With incredible golf views from every level, this property offers a lifestyle of luxury, convenience, and tranquillity, all just minutes from the best that Nueva Andalucía has to offer.

Reference	547890	Beds	5	Built m <sup>2</sup>	428
Type	Villa	Baths	5	Interior m <sup>2</sup>	---
Location	Las Brisas, Nueva Andalucia	En-suite Baths	5	Terrace m <sup>2</sup>	357
		Guest Toilets	1	Plot m <sup>2</sup>	1.469
		Pax	---		
Pool	Private	Community	91 € / month	Levels	---
Garden	Private	Garbage	278 € / year	Floor	---
Garage	Carport	IBI	2.749 € / year	Orientation	South/West
Parking slots	2	Construct Year	---	EPC	In Progress

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