



Nueva Andalucia, Marbella  
Brisas 12

bedrooms **5**    bathrooms **5**    built  $\frac{m^2}{m^2}$  **648**    terrace  $\frac{m^2}{m^2}$  **300**    plot  $\frac{m^2}{m^2}$  **1.581**



community -- month    garbage 139 € year    IBI 2.491 € year    for sale **6.250.000 €**

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.

## Nueva Andalucia, Marbella

# Brisas 12

This luxurious property, designed by a renowned architect firm and developed by the Nordic Group, exemplifies modern Scandinavian elegance blended with high-end comfort.

Occupying an impressive 648 square meters over three levels, this villa offers an abundance of natural light and breathtaking views from nearly every room. The property is fully equipped with top-tier Siemens appliances and features exquisite oak flooring that complements its warm, contemporary style. The ground floor of Brisas 12 is meticulously designed to foster a welcoming atmosphere. A spacious kitchen with a dining area seamlessly transitions into a cozy living room. Additionally, this level includes a guest room with an en-suite bathroom and an extra guest toilet, ensuring functionality and privacy.

Reference	574970	Beds	5	Built m <sup>2</sup>	648
Type	Villa	Baths	5	Interior m <sup>2</sup>	648
Location	Nueva Andalucia, Marbella	En-suite Baths	---	Terrace m <sup>2</sup>	300
		Guest Toilets	1	Plot m <sup>2</sup>	1.581
		Pax	---		
Pool	Private	Community	---	Levels	3
Garden	Private	Garbage	139 € / year	Floor	---
Garage	Private	IBI	2.491 € / year	Orientation	South/East
Parking slots	2	Construct Year	---	EPC	In Progress
		Renovation year	---		

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