



Las Brisas, Nueva Andalucia
Villa Sirius

bedrooms **5** bathrooms **5** built _{m²} **476** terrace _{m²} **110** plot _{m²} **1.200**



community -- month garbage -- year IBI -- year for sale **5.995.000 €**

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

Villa Sirius

Villa Sirius is a modern villa located in the desirable area of Las Brisas, Nueva Andalucía. The property features a beautifully landscaped garden with a private swimming pool and a sunken chill-out area. Spacious terraces provide an outdoor kitchenette, dining area, and multiple lounge spaces, offering the perfect setting for entertaining or relaxing in the sun.

The interior boasts an open-plan design with a bright living room, dining area, and a fully equipped modern kitchen with high-end appliances. The villa offers five well-sized bedrooms, including a large master suite with a walk-in wardrobe and an en-suite bathroom with premium finishes. Floor-to-ceiling windows throughout the home create a seamless flow between indoor and outdoor living spaces.

Additional amenities include an entertainment level with a billiard table, sauna, and a gym/yoga room. Located in the heart of Nueva Andalucía, Villa Sirius is just minutes from top golf courses, international schools, shops, and restaurants, making it an excellent choice for both permanent living and holiday stays.

Reference	601374	Beds	5	Built m ²	476
Type	Villa	Baths	5	Interior m ²	---
Location	Las Brisas, Nueva Andalucia	En-suite Baths	---	Terrace m ²	110
		Guest Toilets	2	Plot m ²	1.200
		Pax	---		
Pool	Private	Community	---	Levels	---
Garden	Private	Garbage	---	Floor	---
Garage	Carport	IBI	---	Orientation	South/East
Parking slots	4	Construct Year	---	EPC	In Progress
		Renovation year	---		

For sale

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