Exclusive Real Estate
KELLER WILLIAMS MARBELLA

REF. 7222-ERE-1

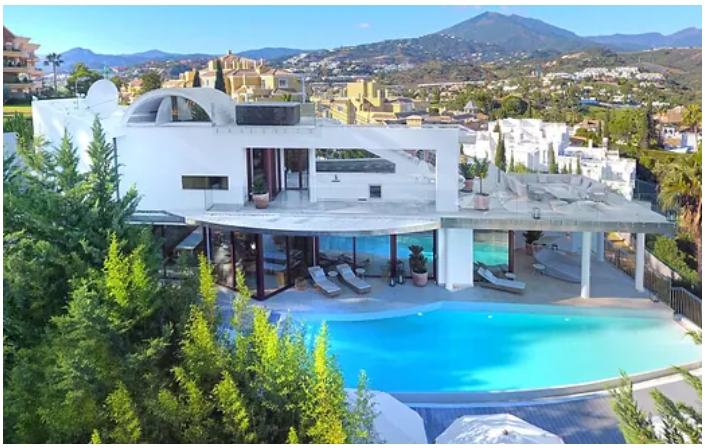


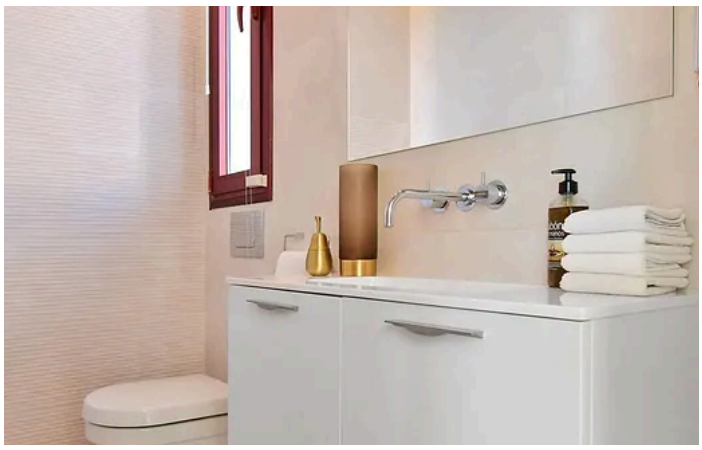
LAS BRISAS, MARBELLA

An Architectural Sanctuary in the Heart of Nueva Andalucía

€4,400,000

BEDROOMS	BATHROOMS	BUILT	PLOT	YEAR
7	5 + 1	402 m²	1,055 m²	2007



Description

This imposing villa in the heart of Nueva Andalucía redefines contemporary elegance under the signature of the prestigious architect Ángel Taborda. Its design is characterised by bold geometric lines and extensive floor to ceiling windows that flood every room with natural light, seamlessly dissolving the visual barriers between the sophisticated interiors and Marbella's lush surroundings.

The open-plan living area combines high end furnishings in neutral tones with exceptional panoramic views, while the cutting-edge kitchen, supported by an additional service area, is perfectly equipped to cater for everything from intimate dinners to the most exclusive events.

Outside, the property is transformed into an oasis of relaxation, presided over by a spectacular heated infinity pool that appears to merge with the horizon, complemented by a private Jacuzzi and expansive terraces. Entertainment reaches its ultimate expression thanks to a rooftop solarium ideal for sunset cocktails a professional barbecue area, and leisure spaces including a private cinema, a billiards table, and an outdoor gym nestled within verdant greenery. Every outdoor corner has been meticulously designed to offer absolute privacy without compromising the beauty of the Mediterranean landscape.

The sleeping quarters comprise seven exquisitely designed bedrooms, conceived as sanctuaries of absolute tranquillity. Of particular note are the two master suites with direct access to the upper terrace, while the ground floor rooms enjoy a fluid connection with the garden and pool, reinforcing the quintessential Mediterranean "indoor-outdoor" lifestyle.

This property is not merely a luxury residence, but an architectural masterpiece offering a private sanctuary of comfort and modernity in one of the most coveted locations on the Costa del Sol.

Estimated costs payable by the purchaser: The purchase is subject to Property Transfer Tax (Impuesto de Transmisiones Patrimoniales – ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base shall be the higher of the declared purchase price and the cadastral reference value (Article 10 of the Consolidated Text of the ITP and AJD Law). Reduced rates may apply depending on the purchaser's personal circumstances.The costs of the public deed and registration at the Land Registry are regulated by official tariff (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated

range is between €500 and €2,000 for notarial fees and between €250 and €1,500 for Land Registry fees.Administrative services (gestoría), if voluntarily appointed (fees are not regulated): estimated between €300 and €500.The municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the Consolidated Text of the Local Finance Law).Total estimated cost for the purchaser:4.840.000€.This estimate is indicative and is provided in accordance with Article 20.1.c) of the Consolidated Text of the General Law for the Protection of Consumers and Users. The final amount will depend on the specific circumstances of the transaction and the purchaser.Estate agency fees are payable by the seller.

Features

Air conditioning	Furnished	Private pool
Alarm	Garden	Sauna
Automatic irrigation	Gated community	Security door
Barbecue	Gym	Step-free access
Central heating	Heating	Terrace
Fenced	Jacuzzi	Viewpoint
Fitted kitchen	Lift	
Fitted wardrobes	Parking spaces **2**	

COMMUNITY FEES
850 €/month

ENERGY RATING
E

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