



## Duplex for sale in Nueva Andalucía, Marbella

**590,000 €**

Reference: R5135302   Bedrooms: 2   Bathrooms: 2   Build Size: 108m<sup>2</sup>   Terrace: 20m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

In the heart of Nueva Andalucía, within the sought-after Country Club Las Brisas complex, lies a property with extraordinary potential for those seeking to invest in one of Marbella's most exclusive areas.

This two-bedroom, two-bathroom apartment, boasting generous proportions and an excellent layout, provides the ideal foundation for a full renovation to enhance its value and transform it into a bespoke luxury residence. One of the bedrooms is located on the upper level, featuring an open-plan feel and a charming sloped ceiling, adding character and architectural interest to the home.

The bright living-dining area opens onto a private terrace with pleasant views over the landscaped communal gardens – a blank canvas to create a truly unique outdoor space. The kitchen, currently functional, could be reimagined as a modern and sophisticated hub for daily life.

Set within a boutique community of only 18 residences, the property offers a sense of discretion and exclusivity. Residents enjoy two outdoor swimming pools, one of them heated, surrounded by lush greenery, concierge service, and the convenience of a secure underground garage with two private parking spaces and a storage room – features that enhance its appeal both as a private home and an investment asset.

A smart investment in a prestigious setting, ready to be transformed into a dream home or a high-yield property.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South	Air Conditioning
Lift		Fireplace
Private Terrace		
Ensuite Bathroom		
Marble Flooring		
Fitted Wardrobes		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Mountain	Urbanisation	Renovation Required
Panoramic	Frontline Golf	
Garden		
Golf		
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Optional	Fully Fitted
Heated		
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Communal	Gated Complex	Underground
Landscaped	24 Hour Security	More Than One
	Alarm System	
	Entry Phone	
<b>Category</b>		
Golf		
Resale		