



## 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>







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## 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:

### Özellikler

Kapalı teras  
Kaldırmak  
Özel teras  
Ensuite Banyo  
Mermer döşeme  
Takılmış gardıroplar

### Görüşler

Dağ  
Panoramik  
Bahçe  
Golf

### Havuz

Ortak  
Isıtmalı

### Bahçe

Ortak  
Peyzajlı

### Kategori

Golf  
Yeniden satış

### Oryantasyon

Güney

### Ayar

Kentleşme  
Cephe Golf

### Mobilya

İsteğe bağlı

### Güvenlik

Kapılı kompleks  
24 saatlik güvenlik  
Alarm sistemi  
Giriş telefonu

### İklim kontrolü

Klima  
Şömine

### Durum

Yenileme Gerekli

### Mutfak

Tam takılmış

### Otopark

Yeraltı  
Birden fazla