



## 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:**

Marble Flooring

Garden

Heated

FeaturesOrientationClimate ControlCovered TerraceSouthAir Conditioning

Lift Fireplace

Private Terrace
Ensuite Bathroom

Fitted Wardrobes

ViewsSettingConditionMountainUrbanisationRenovation Required

Panoramic Frontline Golf

Golf
Pool Furniture Kitchen

Communal Optional Fully Fitted

GardenSecurityParkingCommunalGated ComplexUnderground

Landscaped 24 Hour Security More Than One

Alarm System
Entry Phone

Category
Golf
Resale