



## Duplex for sale in Nueva Andalucía, Marbella

590 000 €

Référence: R5135302    Chambres: 2    Bain: 2    Construite: 108m<sup>2</sup>    Terrasse: 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.



## Spécification:

### Caractéristiques

Terrasse couverte  
Ascenseur  
Terrasse privée  
Salle de bain attenante  
Sol en marbre  
Armoires ajustées

### Vues

Montagne  
Panoramique  
Jardin

Golf

### Piscine

Communautaire  
Chauffé

### Jardin

Communautaire  
Aménagé

### Catégorie

Golf  
Revente

### Orientation

Sud

### Paramètre

Urbanisation  
Golf de première ligne

### Meubles

Optional

### Sécurité

Complexe fermé  
Sécurité 24 heures  
Système d'alarme  
Téléphone d'entrée

### Climatisation

Climatisation  
Cheminée

### Condition

Rénovation requise

### Cuisine

Entièrement équipé

### Parking

Souterrain  
Plus d'un