



## Duplex for sale in Nueva Andalucía, Marbella

590.000 €

Referentie: R5135302 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 108m<sup>2</sup> Terras: 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.



## Kenmerken:

### Extra's

Overdekt terras

Tillen

Privé Terras

Ensuite badkamer

Marmeren vloeren

Inbouwkasten

### Uitzicht

Mountain Bekeken

Weids

Garden Views

Golf Bekeken

### Zwembad

Gemeenschappelijk zwembad

verwarmd zwembad

### Tuin

gemeenschappelijke tuin

aangelegde tuin

### Zonorientatie

zuiden

### Ligging

Urbanisatie

Eerstelijns golf

### Meubilering

optioneel Furniture

### Beveiliging

Omheind complex

24 -uurs beveiliging

Alarmsysteem

Deurbel met intercom

### Klimaatbeheersing

Airconditioning

Open haard

### Huidige Staat

Renovatie nodig

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

ondergrondse parkeergarage

More Than One

### Categorie

Golf

Bestaande bouw