



## Duplex for sale in Nueva Andalucía, Marbella

**590.000 €**

Referenz: R5135302    Schlafzimmer: 2    Badezimmer: 2    Garten: 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.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
Private Terrasse  
Badezimmer  
Marmorböden  
Einstellungsschränke

### Ansichten

Berg  
Panorama  
Garten

Golf

### Pool

Gemeinschaft  
Erhitzt

### Garten

Gemeinschaft  
Angelegt

### Kategorie

Golf  
Wiederverkauf

### Orientierung

Süden

### Einstellung

Urbanisierung  
Frontline Golf

### Möbel

Optional

### Sicherheit

Gated Complex  
24 -Stunden -Sicherheit  
Alarmanlage  
Eingabetelefon

### Klimakontrolle

Klimaanlage  
Kamin

### Zustand

Renovierung erforderlich

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
Mehr als eins