



## Duplex for sale in Nueva Andalucía, Marbella

590 000 €

ванная комната:

Ссылка: R5135302 спальни: 2 2

Размер сборки: 108m<sup>2</sup> терраса: 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.



## Характеристики:

### Функции

Покрытая терраса  
Поднимать  
Частная терраса  
Ванная комната  
Мраморные полы  
Приспособленные шкафы

### Виды

Гора  
Панорамный  
Сад

Гольф

### Бассейн

Коммунальный  
Нагретый

### Сад

Коммунальный  
Ландшафт

### Категория

Гольф  
Перепродажа

### Ориентация

Юг

### Параметр

Урбанизация  
Frontline Golf

### Мебель

Необязательный

### Безопасность

Закрытый комплекс  
24 -часовая безопасность  
Система тревоги  
Входчик телефона

### Климат -контроль

Кондиционер  
Камин

### Состояние

Требуется реконструкция

### Кухня

Полностью оснащен

### Стоянка

Подполье  
Более одного