



# Middle Floor Apartment in Nueva Andalucía

Price € 640,000

Bedrooms	2
Bathrooms	1
Build Size	70 m²
Terrace	18 m²
Plot Size	88 m²

## SETTING

- ✓ Frontline Golf
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Urbanisation

## ORIENTATION

- ✓ West

## CONDITION

- ✓ Excellent

## POOL

- ✓ Communal
- ✓ Heated

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

## VIEWS

- ✓ Country
- ✓ Garden
- ✓ Courtyard

## FEATURES

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ WiFi
- ✓ Gym
- ✓ Paddle Tennis
- ✓ Tennis Court
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ Barbeque
- ✓ Double Glazing
- ✓ 24 Hour Reception
- ✓ Restaurant On Site
- ✓ Fiber Optic

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ 24 Hour Security

## PARKING

- ✓ Covered
- ✓ Communal

## UTILITIES

- ✓ Electricity
- ✓ Photovoltaic solar panels
- ✓ Solar water heating

## CATEGORY

- ✓ Golf
  - ✓ Investment
  - ✓ Luxury
  - ✓ Resale
- 

Elegant Mid-Floor Apartment with 5-Star Hotel Privileges in Las Brisas.

Step into refined Marbella living with this stunning 70 m<sup>2</sup>, two-bedroom apartment located on the third floor of the prestigious Hotel del Golf Las Brisas — an exclusive gated residence in the heart of Marbella’s celebrated Golf Valley. Perfectly positioned opposite the iconic Real Club de Golf Las Brisas, home to world-class tournaments such as the Volvo Masters and the Spanish Open, this bright south-facing property enjoys sweeping views across lush fairways, the striking La Concha mountain, and the Mediterranean beyond.

As part of a resort offering five-star hotel services, residents enjoy a seamless blend of luxury and convenience. The apartment is fully accessible for those with reduced mobility, featuring lift access and adapted facilities throughout. Designed for effortless comfort, it includes air conditioning, a beautifully maintained communal garden, and a heated outdoor pool surrounded by sun loungers and parasols — the perfect spot to unwind while overlooking Marbella’s most famous golf course. Complimentary community Wi-Fi and low energy costs thanks to the development’s sustainable solar systems further enhance daily living.

Interior Features:

Two generously sized double bedrooms with built-in wardrobes

Modern family bathroom

Bright open-plan living and dining space with direct access to a spacious private terrace – ideal for outdoor dining and relaxation

Fully equipped contemporary kitchen with premium appliances

Exclusive Resort Services & Security:

24-hour hotel reception, concierge, and guest assistance

Gated community with round-the-clock video surveillance

Secure underground parking with designated spaces

Access to the prestigious Las Brisas Golf Clubhouse, featuring fine dining, a professional golf shop, and tennis courts

Located in the heart of Nueva Andalucía, you’ll be only three minutes from the vibrant Puerto Banús marina, five minutes from Marbella’s golden beaches, and within easy reach of top international schools, gourmet restaurants, and boutique shopping. With Málaga Airport just 35 minutes away and multiple championship golf courses nearby — including Los Naranjos and Aloha — this property offers the perfect blend of leisure, lifestyle, and investment potential.

Whether you’re seeking a full-time residence, a golf retreat, or a high-yield rental opportunity, this apartment captures the essence of Marbella luxury living.

Book your private viewing today and experience it for yourself.

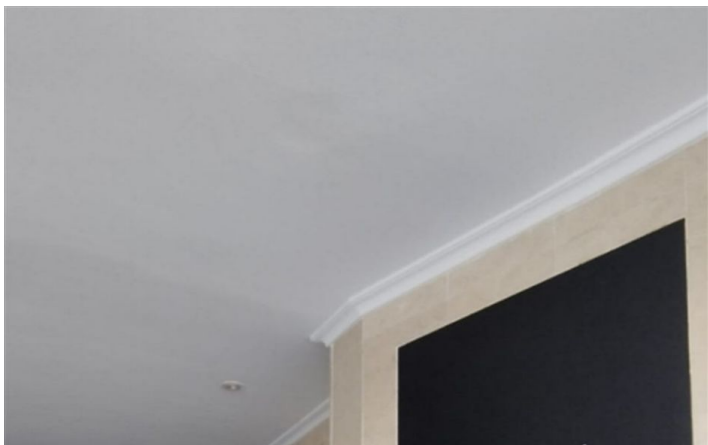
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## GALLERY







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