



# Duplex in Nueva Andalucía

Price € 590,000

Bedrooms	2
Bathrooms	2
Build Size	108 m <sup>2</sup>
Terrace	20 m <sup>2</sup>
Plot Size	128 m <sup>2</sup>

## SETTING

- ✓ Frontline Golf
- ✓ Urbanisation

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Renovation Required

## POOL

- ✓ Communal
- ✓ Heated

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Fireplace

## VIEWS

- ✓ Mountain
- ✓ Garden
- ✓ Golf
- ✓ Panoramic

## FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Lift
- ✓ Ensuite Bathroom
- ✓ Fitted Wardrobes
- ✓ Marble Flooring

## FURNITURE

- ✓ Optional

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal
- ✓ Landscaped

## SECURITY

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

## PARKING

- ✓ Underground
- ✓ More Than One

## CATEGORY

✓ Golf

✓ Resale

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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.

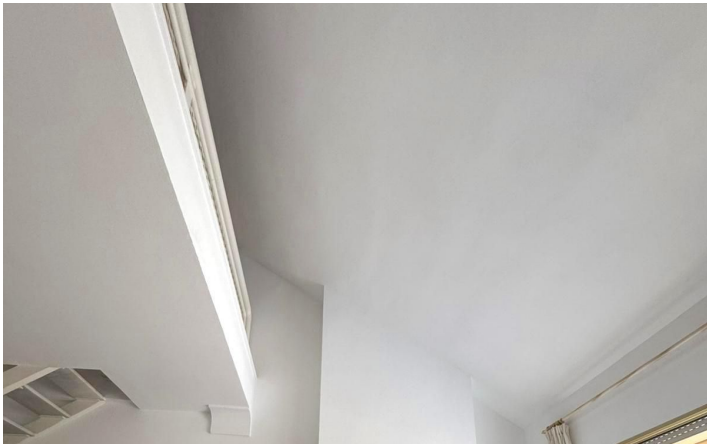
Set within a boutique community of only 18 residences, the property offers a sense of discretion and exclusivity. Residents enjoy two outdoor swimming pools, one of them heated, surrounded by lush greenery, concierge service, and the convenience of a secure underground garage with two private parking 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.

[View Property Online](#)

# GALLERY







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