



## Duplex for sale in Nueva Andalucía, Marbella

650,000 €

Reference: R5135302   Bedrooms: 2   Bathrooms: 2   Build Size: 108m<sup>2</sup>   Terrace: 20m<sup>2</sup>







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## Costa del Sol, Nueva Andalucía

In the heart of Nueva Andalucía, within the sought-after Las Brisas Country Club development, 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.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes

### Views

Mountain  
Panoramic  
Garden  
Golf

### Pool

Communal  
Heated

### Garden

Communal  
Landscaped

### Category

Golf  
Resale

### Orientation

South

### Setting

Urbanisation  
Frontline Golf

### Furniture

Optional

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Entry Phone

### Climate Control

Air Conditioning  
Fireplace

### Condition

Renovation Required

### Kitchen

Fully Fitted

### Parking

Underground  
More Than One