



# Duplex for sale in Las Brisas Country Club, Nueva Andalucía, Marbella

590,000 €

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

Located in the heart of Nueva Andalucía, within the sought-after Country Club Las Brisas, this apartment offers outstanding potential for investors or buyers looking to create a bespoke home in one of Marbella's most prestigious residential areas.

This two-bedroom, two-bathroom apartment for sale in Las Brisas Country Club boasts generous proportions and a well-balanced layout, providing the perfect foundation for a full renovation to maximise value and transform the property into a stylish luxury residence.

One of the bedrooms is located on the upper level and features an open-plan design with a charming sloped ceiling, adding character, architectural interest, and a unique sense of space. The bright living-dining area opens directly onto a private terrace with pleasant views over the beautifully landscaped communal gardens – an ideal canvas for creating an inviting outdoor retreat.

The kitchen, currently fully functional, offers excellent potential to be reimagined as a contemporary and sophisticated hub for modern living, seamlessly integrated into the living space.

Set within a boutique community of just 18 residences, the complex offers a rare sense of privacy, discretion, and exclusivity. Residents enjoy access to two outdoor swimming pools, one of which is heated, surrounded by lush mature gardens. Additional features include concierge service, a secure underground garage with two private parking spaces, and a storage room, significantly enhancing both lifestyle appeal and investment value.

A smart investment opportunity in a prime location, ideal for transformation into a dream home or a high-yield rental property within one of Marbella's most desirable enclaves.



## 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