

## Duplex for sale in Marbella, Marbella

459,000 €

Reference: R4837594 Bedrooms: 2 Bathrooms: 1 Plot Size: 64m<sup>2</sup> Build Size: 110m<sup>2</sup> Terrace: 19m<sup>2</sup>



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## Costa del Sol, Las Brisas

Welcome to this wonderful semi-detached house located in one of the quietest and most exclusive areas of Nueva Andalucía, Marbella. With a constructed area of 111 m<sup>2</sup> and 93 m<sup>2</sup> of usable space,

On the ground floor, you will find two spacious and bright bedrooms, both equipped with built-in wardrobes that offer excellent storage space, and a full bathroom. In addition, from this floor you will have direct access to the garage from inside the property as well as from outside.

On the upper floor we will find a modern and fully equipped kitchen that integrates with the living-dining room, creating a perfect space for entertainment and daily living. From here you can access a charming 19 m<sup>2</sup> terrace where you can enjoy the unbeatable climate of the Costa del Sol.

The development has two swimming pools, a squash court, a tennis court and the French restaurant Chez Philippe, where you can delight in excellent cuisine without leaving the community.

Just a few minutes drive from all essential amenities, from shops and supermarkets to the prestigious golf courses and Puerto Banús. Aloha College, one of the most prominent international schools in the area, makes this property an ideal choice for families with children.

This semi-detached villa is more than just a property; it is an opportunity to live the lifestyle you have always wanted in one of the best areas of Marbella.

Don't miss this unique opportunity! Contact us today to arrange a visit and discover everything this wonderful property has to offer.

The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses

PRP

**Features:**

**Orientation**

North West

**Pool**

Communal

**Energy Rating**

D

**Climate Control**

Central Heating

**Furniture**

Part Furnished

**CO2 Emission Rating**

D

**Condition**

Excellent

**Kitchen**

Fully Fitted