



MARBELLA  
C R I B S  
G R O U P

## Apartment Breeze - A Luxurious Golf Valley Retreat in Nueva Andalucía

1.290.000€



**Ref**  
MCG1835

**Beds**  
3

**Baths**  
3

**Plot**  
N/A

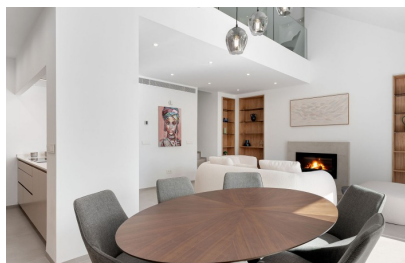
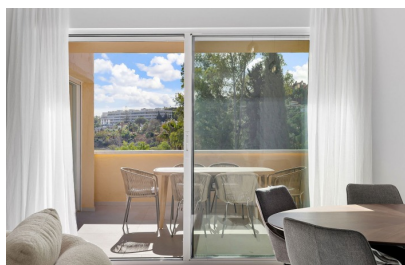
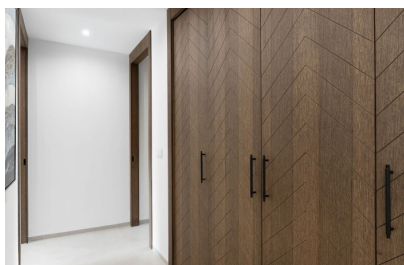
**Built**  
200 m<sup>2</sup>

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The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain conditions are met. This information is subject to errors, omissions, changes, prior sale, or market withdrawal. An information sheet is available per Decree 218/2005 of October 11th.



<b>Ref</b>	MCG1835
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3
<b>Status</b>	For Sale
<b>Type</b>	Apartments
<b>Built</b>	200 m <sup>2</sup>
<b>Terrace</b>	35 m <sup>2</sup>
<b>Price</b>	1.290.000€









## About this property

Apartment Breeze - A Luxurious Golf Valley Retreat in Nueva Andalucía

Nestled within the prestigious Las Brisas Country Club, Apartment Breeze is an extraordinary duplex residence that exudes modern elegance and Mediterranean charm. Located in the heart of Nueva Andalucía, one of Marbella's most desirable neighborhoods, this stunning home offers an unparalleled lifestyle in the renowned Golf Valley, surrounded by world-class golf courses.

**Impeccable Design & Contemporary Comfort**  
Completely renovated in 2024 to the highest standards, Apartment Breeze blends sophistication and functionality. The open-plan design seamlessly connects the living, dining, and kitchen areas, creating a fluid and inviting space for both entertaining and everyday living. Natural materials like wood and ceramic add warmth and character, while the southwest orientation ensures abundant natural light throughout the day.

With three en-suite bedrooms, each offering privacy and comfort, plus an additional guest toilet, the layout is designed for modern living. Expansive glass doors open onto a spacious terrace, providing breathtaking views of the Las Brisas Golf Course and serving as an idyllic setting for al fresco dining, sunset cocktails, or peaceful relaxation.

Adding to its charm, a cozy loft space within the home offers a private retreat for reading, movie nights, or quiet downtime.

**Exclusive Amenities & Community Features**  
Apartment Breeze is part of an exclusive gated community of just 18 residences, ensuring privacy, security, and exclusivity. Residents enjoy access to:

- Two outdoor swimming pools surrounded by lush gardens.
- Concierge services for added convenience.
- Secure underground parking with three private spaces and a storage room.
- Modern smart home features, including electric blinds and a state-of-the-art alarm system.

**Prime Location in Nueva Andalucía**  
Nueva Andalucía is Marbella's Golf Valley, home to prestigious courses such as:

- Real Club de Golf Las Brisas
- Aloha Golf Club
- Los Naranjos Golf Club

These exclusive clubs offer not only impeccable fairways but also fine dining, social events, and a prestigious atmosphere.

For non-golfers, the area boasts top-tier amenities, including international schools like Aloha College, high-end shopping,

## Contact Us

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