



## Middle Floor Apartment for sale in Nueva Andalucía, Marbella

549,900 €

Reference: R5131015 Bedrooms: 3 Bathrooms: 2 Build Size: 150m<sup>2</sup> Terrace: 30m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Modern Mediterranean Living – 5 Minutes from Puerto Banús & the Beach Discover this brand new south-facing 3-bedroom, 3-bathroom apartment, ideally located in the heart of Nueva Andalucía – just minutes from Marbella's golden beaches and the vibrant energy of Puerto Banús. Set within a stylish new urban enclave, this home blends luxury, convenience, and lifestyle. Enjoy open-plan living with floor-to-ceiling windows, a sleek kitchen, and seamless access to two spacious terraces with partial golf and mountain views – perfect for outdoor dining or relaxing in the sun. 3 bedroom, 2 bathrooms, ensuring comfort and privacy, while high-end finishes and contemporary design elevate every space. \*Furniture package available as shown,\* offering a turnkey solution for immediate enjoyment or rental. Premium amenities include: \* Rooftop pool with panoramic views \* Private residents' gym \* Landscaped communal gardens \* 24-hour concierge and security \* Underground parking and storage Step outside to a dynamic new neighborhood with cafés, boutiques, supermarkets, and a vibrant pedestrian zone. Nearby, enjoy parks, a padel club, and the Centro Polivalente – a hub for wellness, culture, and events. Whether you're looking for a permanent home, luxury getaway, or smart investment, this is contemporary Marbella living at its finest.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Ensuite Bathroom  
Fitted Wardrobes  
Solarium  
Gym  
Utility Room  
Wood Flooring  
Bar  
Domotics  
Day Care  
Staff Accommodation  
Near Church

### Views

Sea Views  
Mountain Views  
Pool Views

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Solar water heating

### Orientation

South

### Setting

Commercial Area  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Village  
Close To Marina

### Furniture

Fully Furnished  
Not Furnished  
Part Furnished  
Optional

### Security

Gated Complex  
24 Hour Security  
Electric Blinds  
Entry Phone

### Category

Reduced  
Holiday Homes  
Investment  
Cheap

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted  
Kitchen-Lounge

### Parking

Underground  
Garage  
Private  
Covered  
Communal  
More Than One  
EV charge point



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Off Plan  
Resale  
Contemporary