



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

449,900 €

Reference: R5142202 Bedrooms: 3 Bathrooms: 2 Build Size: 160m<sup>2</sup> Terrace: 20m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Spacious 3-Bedroom Apartment Just Minutes from Puerto Banús and the Beach Only a couple of minutes from the glamour of Puerto Banús and Marbella's golden beaches, this spacious apartment (154 m<sup>2</sup> total) offers modern living in one of the area's most desirable new communities. The property features 3 generous bedrooms, 2 stylish bathrooms, and a separate kitchen – a thoughtful design that ensures peaceful enjoyment when preparing meals away from the main living space. A private garage and storage room add convenience, while a furniture package is available for an effortless move-in. Lifestyle here is truly exceptional. Residents enjoy a rooftop pool with breathtaking sea views, a fully equipped gym, and brand-new amenities including paddle courts, basketball courts, landscaped parks, and even a contemporary art and culture centre. at your doorstep you'll also find trendy cafés, restaurants, and all essential shops. All of this is set under the iconic backdrop of La Concha mountain, in a community that combines tranquility, convenience, and proximity – with Puerto Banús and the coast just minutes away.



## Features:

### Features

Covered Terrace  
 Lift  
 Near Transport  
 Private Terrace  
 Storage Room  
 Ensuite Bathroom  
 Double Glazing  
 Fitted Wardrobes  
 Solarium  
 WiFi  
 Gym  
 Paddle Tennis  
 Utility Room  
 Wood Flooring  
 Bar  
 Restaurant On Site  
 Near Mosque  
 Near Church  
 Fiber Optic  
 Access for people with reduced mobility

### Views

Sea Views  
 Urban  
 Street

### Pool

Communal

### Garden

Communal

### Utilities

Electricity

### Orientation

East  
 West

### Setting

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

### Furniture

Fully Furnished  
 Part Furnished  
 Optional

### Security

Gated Complex  
 24 Hour Security  
 Entry Phone

### Category

Reduced

### Climate Control

Air Conditioning

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
 Garage



Drinkable Water  
Telephone

Holiday Homes  
Investment  
Bargain  
Resale  
Contemporary