



## 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>





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## 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  
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



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Drinkable Water

Telephone

Holiday Homes

Investment

Bargain

Resale

Contemporary