



## Middle Floor Apartment for sale in Marbella, Marbella

395,000 €

Reference: R5163817 Bedrooms: 2 Bathrooms: 2 Build Size: 105m<sup>2</sup> Terrace: 40m<sup>2</sup>





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## Costa del Sol, Marbella

Stunning West-Facing 2-Bedroom Apartment in Terrazas Del Rodeo, Nueva Andalucía – Large Terrace, Garage for 3 Cars, and Resort-Style Amenities! Views available from October 15th. Discover this exceptional first-floor apartment in the sought-after Terrazas Del Rodeo urbanization, Nueva Andalucía – a peaceful yet convenient haven just a 15-minute walk from Puerto Banús and the beach (recommend exiting via the south gate for a scenic stroll). West-facing for beautiful afternoon light and sunsets, this property features 2 bedrooms and 2 bathrooms, with a spacious layout including an entrance hall, bright living-dining room with terrace access, fully equipped kitchen also opening to the terrace, a large master bedroom with en-suite bathroom, a secondary bedroom, and an additional bathroom. The highlight is the generous 40 m<sup>2</sup> covered terrace offering stunning views – perfect for outdoor living. The price includes a massive 70 m<sup>2</sup> private garage (fitting 2 large or 3 small cars) and a 9 m<sup>2</sup> storage room, adding incredible value. Key Features: Modern Interiors: Marble floors throughout, hot/cold air conditioning, and built-in wardrobes for elegant, comfortable living. Fully Equipped Kitchen: Complete with all appliances, seamlessly connected to the terrace for easy entertaining. Outdoor Bliss: Expansive 40 m<sup>2</sup> covered terrace with panoramic views, ideal for relaxation or al fresco dining. Community Amenities: Gated complex with 24-hour security, 2 beautiful swimming pools (one family-friendly), well-maintained tropical gardens, padel courts, basketball, and a children's playground. Prime Location: Tranquil setting close to shops, minutes from the beach, Puerto Banús, and Centro Plaza – family-oriented and convenient for all lifestyles. This family-friendly gem is perfect as a permanent home, holiday retreat, or investment in one of Marbella's premier areas. Schedule your viewing starting October 15th – contact us today!



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Paddle Tennis  
Tennis Court  
Utility Room  
Near Church  
Fiber Optic  
Access for people with reduced mobility

### Views

Garden  
Courtyard

### Pool

Communal

### Garden

Communal

### Orientation

West

### Setting

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

### Furniture

Fully Furnished  
Optional

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Entry Phone

### Climate Control

Air Conditioning

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered  
More Than One