



# Middle Floor Apartment for sale in Nueva Andalucía, Marbella

Reference: R5173060   Bedrooms: 2   Bathrooms: 2   Build Size: 90m<sup>2</sup>   Terrace: 8m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Marbella, Nueva Andalucía Bright Apartment next to Puerto Banús Wonderful first-floor apartment in perfect condition, it features 2 bedrooms with fitted wardrobes and 2 bathrooms (both with windows, one of the bathroom is also en-suite), The apartment is filled with natural light and boasts a delightful south west facing terrace with lots of privacy. The kitchen is fully equipped and if desired it can be renovated as an open plan kitchen. The proud seller has taken excellent care of the property throughout the years. Additional features include a private parking space and a storage unit, both included in the price. The complex has landscaped tropical gardens, swimming pool and two paddle courts for the exclusive use of its residents. Ideally located just a short stroll from the iconic Puerto Banús and its array of exclusive amenities, as well as the pristine Mistral and Rodeo beaches, this property offers both convenience and charm. Situated approximately 12 minutes on foot from the beach and Puerto Banús, the location is unbeatable. Directly across from the complex, you'll find a tennis club, while just 250 meters away, the renowned Real Club de Padel offers one of the most impressive gyms on the Costa del Sol. This property perfectly combines an exceptional location with outstanding amenities—ideal for either year-round living or as a holiday retreat.

## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	East	Air Conditioning
Lift	West	Cold A/C
Near Transport	South East	Hot A/C
Private Terrace	South West	
Storage Room		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Paddle Tennis		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Garden	Close To Port	Excellent
Pool	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Marina	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Fully Furnished	Fully Fitted
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Communal	Gated Complex	Underground
	Entry Phone	
<b>Utilities</b>	<b>Category</b>	<b>Energy Rating</b>
Electricity	Resale	F
Drinkable Water		
<b>CO2 Emission Rating</b>		
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