



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

1.200.000 €

Referentie: R5139970 Slaapkamers: 3 Badkamers: 4 Perceelgrootte: 186m<sup>2</sup> Terras: 58m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Fantastic opportunity in the sought-after urbanisation of Royal Gardens.

This well-proportioned 3-bedroom residence (all en-suite) combines generous interior spaces with an unbeatable location.

Step into a welcoming entrance hall with fitted wardrobes and a guest toilet, which lead into a bright open-plan living and dining area with garden views. From here, sliding doors open onto an expansive L-shaped terrace, ideal for dining, entertaining, or simply enjoying the partial sea, garden, and mountain views.

The kitchen is both functional and spacious, connected to a large laundry/storage room that could easily be converted into a fourth bedroom or home office.

A separate corridor leads to the three en-suite bedrooms, offering comfort and privacy for family or guests.

Royal Gardens is a gated community with 24/7 video surveillance, beautifully maintained gardens, and a large swimming pool. Its prime location means you are within walking distance of Centro Plaza, Puerto Banús, and all amenities, making it possible to fully enjoy Marbella living without the need for a car.

Whether you're seeking a high-yield investment or your dream Marbella home, this property is a rare opportunity that delivers it all.



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Nabij vervoer  
Privé Terras  
Ensuite badkamer  
Marmere vloeren  
Inbouwkasten  
Optische vezel

### Uitzicht

Zeezicht  
Mountain Bekeken  
Garden Views

### Zwembad

Gemeenschappelijk zwembad

### Beveiliging

Omheind complex  
Deurbel met intercom

### Categorie

Vakantiehuis  
Investering  
Bestaande bouw

### Zonorientatie

Oosten  
zuiden  
West  
Zuidoost Zonoriëntatie

### Ligging

Dichtbij golfbaan  
Dichtbij haven  
Urbanisatie  
Dicht bij winkels  
Dichtbij stad

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

parkeren op straat

### Klimaatbeheersing

Airconditioning  
Centrale verwarming

### Huidige Staat

Goede conditie  
Renovatie nodig

### Tuin

gemeenschappelijke tuin

### Voorzieningen

Elektriciteit