



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

460.000 €

Reference: R4978987 Bedrooms: 2 Bathrooms: 2 Build Size: 131m<sup>2</sup>





---

## Costa del Sol, Nueva Andalucía

**\*\*Currently rented until September 30.\*\***

**\*\*Investors who are interested in purchasing a property with a rental tenant, please contact us.\*\***

Located in one of Marbella's most sought-after urbanizations, this spacious second-floor apartment offers breathtaking views of La Concha mountain and boasts the largest terrace in the community.

Just a 10-minute walk to Puerto Banús, this property is an exceptional opportunity for those seeking a stylish residence, a holiday home, or a high-value investment in a prime location.

### Property Features:

2 spacious bedrooms, designed for comfort and relaxation.

2 modern bathrooms, featuring high-quality finishes.

Bright and inviting living area, complete with a charming working fireplace for cozy evenings.

Expansive private terrace, the largest in the community—ideal for outdoor dining, entertaining, or simply soaking in the stunning mountain views.

Private garage, conveniently located on the same street as the popular Saturday street market in Puerto Banús.

### Exclusive Community Amenities:

3 beautifully maintained swimming pools, perfect for relaxation.

Paddle tennis court, offering a great way to stay active.

Secure, well-kept urbanization, providing a peaceful and private living environment.

### Unbeatable Location:

Just a 10-minute walk to Puerto Banús, Marbella's world-famous marina with luxury shopping, dining, and nightlife.

Mercadona supermarket just 200 meters away for everyday convenience.

Centro Plaza shopping center only 150 meters away, offering a variety of shops, cafés, and services.

Closest building to Puerto Banús within the entire urbanization, ensuring easy access to all the area has to offer.

Ideal for permanent living, vacations, or rental investment.

Community fees: 200€ per month

IBI: 800€ per year

Indoor Built Area: 83m<sup>2</sup>

Covered Terrace: 31m<sup>2</sup>

Underground garage space: 11m<sup>2</sup>

Storage room: 6m<sup>2</sup>

This exceptional property is a rare find in Marbella—don't miss the opportunity to own a home in such a prestigious and well-connected location. Schedule a viewing today!





## Features:

### Caratteristiche

Terrazza coperta  
Ascensore  
Vicino ai mezzi di trasporto  
Terrazza privata  
Ripostiglio  
Bagno privato  
Pavimenti in marmo  
Armadi a muro  
Tennis paddle  
Ripostiglio

### Viste

Montagna  
Campagna

### Piscina

Condominiale  
Piscina per bambini

### Giardino

Condominiale  
Paesaggistico

### Categoria

Case di vacanza  
Investimento

### Orientamento

Est

### Collocamento

Vicino al golf  
Vicino al porto  
Vicino al mare  
Vicino ai negozi  
Vicino alla città  
Vicino alle scuole

### Mobilia

Parzialmente arredato

### Sicurezza

Complesso residenziale privato  
Citofono

### Climate Control

Aria condizionata  
Freddo a/c  
Caldo a/c

### Condizione

Eccellente

### Cucina

Completamente arredata

### Parcheggio

Sotterraneo  
Garage  
Condominiale