



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

**489.000 €**

Reference: R5104876   Bedrooms: 2   Bathrooms: 2   Build Size: 109m<sup>2</sup>   Terrace: 48m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Newly Renovated Apartment with Spacious Terrace in Prime Location! Located in a quiet and well kept community between Nueva Andalucía and San Pedro, this recently renovated 2-bedroom apartment offers both comfort and convenience, just a 10 minute walk from the beach and close to a wide range of amenities. The apartment with an open and bright floorplan features two bedrooms, built-in AC, and generous storage. There are also two bathrooms, one with a shower and the other with a bathtub. In the living room, a sofa bed offers additional sleeping space, making the layout flexible for both families and guests. One of the main highlights is the large private terrace, equipped with a barbecue, dining area, and sun loungers, ideal for relaxing or entertaining. The home is sold fully furnished and has been updated almost throughout, including new plumbing and electrical installations. The gated community is family friendly and offers large green spaces, three swimming pools (including a saltwater pool and a children's pool), as well as a playground and access to football, basketball, and paddle courts. Other practical features include: Fiber internet, Smart TV, and good spaces for remote work. Fully equipped kitchen with oven, stove, dishwasher, washing machine, wine cooler, and espresso machine. Private garage space and storage with elevator access to the apartment. Easy access to the beach, restaurants, supermarkets, golf, tennis, and a huge sport center with several padel courts and much more. Distances: 40 min to Malaga Airport 2 min to Puerto Banus and San Pedro 10 min to Marbella town and Estepona. The community does not have LPO. This is a ready to move in home in a sought-after area, perfect as a permanent residence, holiday home, or long term rental investment. The renovation of the apartment was finished in February 2025. The property is rented for another month during this period we will have viewing days: Wednesday: 12-14:00 Friday: 12-14:00



## Features:

### Caratteristiche

Terrazza coperta

Terrazza privata

Ripostiglio

Wifi

Tennis paddle

### Condizione

Buona

Eccellente

Recentemente ristrutturato

Recentemente rinnovato

### Cucina

Completamente arredata

### Parcheggio

Sotterraneo

Garage

Condominiale

### Climate Control

Aria condizionata

Freddo a/c

Caldo a/c

Riscaldamento a pavimento nei bagni

### Piscina

Condominiale

Piscina per bambini

### Giardino

Condominiale

### Categoria

Rivendita

### Collocamento

Vicino al mare

Vicino al porto

### Mobilia

Completamente arredato

Parzialmente arredato

### Sicurezza

Complesso residenziale privato