



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

825.000 €

Reference: R5166733 Bedrooms: 4 Bathrooms: 3 Build Size: 125m<sup>2</sup> Terrace: 42m<sup>2</sup>




---

## Costa del Sol, Nueva Andalucía

Welcome to this beautifully renovated 4-bedroom middle-floor apartment, ideally situated in the heart of Nueva Andalucía — just minutes from the vibrant Puerto Banús and within walking distance to Centro Plaza. Boasting 103m<sup>2</sup> of stylishly designed interior space, the apartment offers a spacious and functional layout. It features 4 bedrooms, 2 bathrooms of which one is en-suite and a guest toilet. It also offers a modern open-plan living area. One of the standout features of this home is the private wine cellar, perfect for enthusiasts or entertainers. Step outside onto the generous 40m<sup>2</sup> terrace, where you'll enjoy breathtaking views of the iconic La Concha mountain — the perfect setting for outdoor dining or relaxing under the sun. Residents benefit from exclusive access to a communal swimming pool, and the property also includes underground parking and a private storage room. Golf lovers will appreciate the close proximity to three of Marbella's top golf courses, while the apartment is only 30 minutes from Málaga Airport, making it ideal as a holiday home, investment property, or permanent residence. Don't miss this opportunity to own a turnkey home in one of Marbella's most sought-after neighborhoods. Kindly note that short term rentals are not allowed in this complex.



## Features:

### Caratteristiche

Ascensore

Vicino ai mezzi di trasporto

Bagno privato

Barbecue

### Viste

Montagna

### Piscina

Condominiale

### Giardino

Condominiale

### Categoria

Lusso

### Orientamento

Est

### Collocamento

Vicino al golf

Vicino al porto

Vicino al mare

Vicino ai negozi

Vicino alle scuole

### Mobili

Completamente arredato

### Sicurezza

Complesso residenziale privato

Sistema di allarme

### Valutazione energetica

B

### Climate Control

Aria condizionata

### Condizione

Eccellente

Recentemente rinnovato

### Cucina

LOUNGE CUSCINE

### Parcheggio

Privato

### Valutazione delle emissioni di CO2

B