



# Middle Floor Apartment for sale in Nueva Andalucía, Marbella

**700,000 €**Reference: R5163799   Bedrooms: 2   Bathrooms: 2   Build Size: 93m<sup>2</sup>   Terrace: 42m<sup>2</sup>



## Costa del Sol, Nueva Andalucía

Your Dream Home in Marbella Awaits – Panoramic Views & Modern Living Step into luxury with this brand-new 2-bedroom apartment, perfectly positioned on a hillside overlooking the Viejo del Ángel lake, Marbella's glittering coastline, and lush golf courses. Just 5 km from Puerto Banús, this property blends tranquility with unbeatable access to Marbella's vibrant lifestyle, golf valley, and international connections. Built in 2024, this south-facing residence offers the very best of modern design: sun-drenched interiors, spacious terraces for outdoor living, and energy-efficient features that guarantee comfort and sustainability. Residents can enjoy a stunning communal pool and beautifully landscaped gardens – a private oasis in one of Spain's most desirable locations. Inside, the apartment offers 137 m<sup>2</sup> of total space (94 m<sup>2</sup> usable), with 2 generous bedrooms, 2 elegant bathrooms, a terrace, and a balcony. Added conveniences include fitted wardrobes, underground parking, a storeroom, and full accessibility for persons with reduced mobility. With its A-rated energy efficiency, year-round climate control, and a kitchen ready for your personal touch, this property is more than a home – it's a lifestyle investment.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South	Air Conditioning
Lift		Cold A/C
Private Terrace		Hot A/C
Storage Room		
Ensuite Bathroom		
Double Glazing		
Fitted Wardrobes		
WiFi		
Utility Room		
Domotics		
Fiber Optic		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Sea	Close To Golf	Excellent
Panoramic	Urbanisation	
Country	Close To Sea	
Pool	Close To Shops	
Lake	Close To Town	
Urban	Close To Schools	
<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
Landscaped	Entry Phone	Garage
		Private
		Covered
<b>Utilities</b>	<b>Category</b>	
Electricity	Holiday Homes	
	Golf	
	Resale	
	Contemporary	