



# Middle Floor Apartment for sale in Nueva Andalucía, Marbella

535.000 €

Reference: R5182258 Bedrooms: 2 Bathrooms: 3 Build Size: 100m<sup>2</sup> Terrace: 20m<sup>2</sup>




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## Costa del Sol, Nueva Andalucía

Located in the heart of Nueva Andalucía, this beautifully presented 2-bedroom, 2-bathroom apartment offers the perfect blend of comfort, convenience, and investment potential. Set within a well-maintained complex in one of Marbella's most sought-after residential areas, the property is ideal as a permanent residence, holiday home, or high-yield rental opportunity. The apartment is in excellent condition and boasts a well-distributed layout with bright, open living spaces and two generously sized bedrooms. One of the standout features is the presence of two separate and spacious terraces, perfect for outdoor dining, relaxing, or entertaining guests, all while enjoying stunning views of La Concha mountain. Positioned within walking distance to local restaurants, cafés, shops, and other everyday amenities, the location offers unmatched convenience while still providing a sense of peace and privacy. The community is secure and well-kept, making it an attractive option for both end-users and investors alike. With its unbeatable location, modern comforts, and scenic surroundings, this apartment presents a rare opportunity to own a quality property in the heart of the Golf Valley, just minutes from Puerto Banús and Marbella's best beaches.





## Features:

### Caratteristiche

Terrazza coperta  
Ascensore  
Vicino ai mezzi di trasporto  
Terrazza privata  
Armadi a muro  
Wifi  
Palestra  
Tennis paddle  
Fibra ottica

### Viste

Montagna  
Giardino  
Strada

### Piscina

Condominiale

### Giardino

Condominiale

### Categoria

Lusso

### Orientamento

Sud -est

### Collocamento

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

### Mobilia

Completamente arredato

### Sicurezza

Complesso residenziale privato  
Sicurezza 24 ore

### Climate Control

Aria condizionata  
Camino  
Riscaldamento centrale

### Condizione

Eccellente  
Recentemente rinnovato

### Cucina

Completamente attrezzata  
LOUNGE CUCINE

### Parcheggio

Privato