



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

**399.000 €**

Reference: R5250781    Bedrooms: 2    Bathrooms: 2    Build Size: 75m<sup>2</sup>    Terrace: 18m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Renovated Apartment with Tourist Licence Steps from Puerto Banús in Nueva Andalucía, Marbella Discover this stunning, recently updated apartment on the first floor of one of Nueva Andalucía's most highly rated urbanisations – a serene gated community in Marbella's prestigious 'Golf Valley' on the Costa del Sol, renowned for its 24-hour security, lush green spaces, communal pools, and paddle tennis courts, offering resort-style living amid world-class golf courses like Los Naranjos and Aloha. This prime location places you a short stroll from the glamorous Puerto Banús marina – with its designer boutiques, yacht-filled harbour, and upscale dining – pristine beaches like Playa de Mistral and Rodeo, international schools, supermarkets, and the A-7 for easy access to Málaga Airport. In a market where Nueva Andalucía properties have seen 10-15% annual growth in 2025, and tourist rentals yield 6-11% returns, this apartment with a valid tourist licence (transferable to the new owner under Andalusia's 2025 regulations linking licences to the property) is perfect for year-round living or lucrative short-term lets. Spanning a practical layout, this bright and like-new residence features two spacious bedrooms with fitted wardrobes, two full bathrooms (both with external windows for excellent ventilation and natural light), a living room integrating seamlessly with a pleasant southwest-facing terrace for year-round tranquillity and privacy, and an independent kitchen equipped with high-end appliances – with the option to open it to the living area for a modern American-style design. Included are a garage space and storage room, enhancing everyday convenience. The urbanisation boasts expansive green areas, a communal pool, paddle courts, and meticulous upkeep, ensuring a secure and cared-for environment. With its strategic position and tourist licence allowing immediate rentals, this apartment is a unique opportunity for sophisticated living or high-profitability investment in one of Marbella's best areas – contact us today to arrange a viewing!



## Features:

### Caratteristiche

Terrazza coperta  
 Ascensore  
 Vicino ai mezzi di trasporto  
 Terrazza privata  
 Ripostiglio  
 Bagno privato  
 Pavimenti in marmo  
 Doppio vetro  
 Armadi a muro  
 Wifi  
 Tennis paddle  
 Campo da tennis  
 Vicino alla chiesa  
 Fibra ottica  
 Accesso per le persone con mobilità ridotta

### Collocamento

Area commerciale  
 Vicino al golf  
 Vicino al porto  
 Zona urbana  
 Vicino al mare  
 Vicino ai negozi  
 Vicino alle scuole  
 Città  
 Vicino al porto

### Mobilia

Opzionale

### Sicurezza

Complesso residenziale privato

### Orientamento

Sud

### Condizione

Eccellente  
 Recentemente rinnovato

### Cucina

Completamente arredata

### Parcheggio

Sotterraneo  
 Garage  
 Privato  
 Coperto

### Viste

Giardino  
 Piscina  
 Giardino

### Piscina

Condominiale  
 Piscina per bambini

### Giardino

Condominiale