



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

479,000 €

Reference: R5258161   Bedrooms: 3   Bathrooms: 2   Build Size: 110m<sup>2</sup>   Terrace: 22m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Stunning New-Build Apartment in Nueva Andalucía, Marbella – Luxurious Living with Rooftop Infinity Pool and Sea Views Embrace contemporary elegance in this spacious new-build apartment in Nueva Andalucía, Marbella's prestigious 'Golf Valley' on the Costa del Sol – a vibrant enclave renowned for its upscale lifestyle, world-class golf courses like Los Naranjos and Aloha, and proximity to the glamorous Puerto Banús marina with its designer boutiques, yacht-filled harbour, and fine dining. This prime location offers effortless access to top international schools such as Laude San Pedro and Aloha College, premium shopping, pristine beaches, and the A-7 motorway for quick trips to Estepona or Málaga Airport – ideal for families or investors in a market where new-build apartments have seen 15% price growth in 2025, averaging €4,500-€6,000/m<sup>2</sup> with strong rental yields of 6-11% amid high demand for luxury properties. Spanning 100 m<sup>2</sup> of bright, open-plan living space with a 22 m<sup>2</sup> south-facing terrace perfect for sunny breakfasts or family evenings, this residence features three generous bedrooms (one with en-suite bathroom), two modern bathrooms, a fully equipped kitchen with independent laundry, and air conditioning throughout. The secure gated community with lift access ensures convenience and peace of mind, while residents enjoy exceptional amenities: a rooftop infinity pool with stunning sea views, a children's pool, landscaped gardens, and a modern gym with outdoor terrace – ideal for workouts or remote working with Mediterranean breezes. This turnkey property, complete with underground parking and storage, is ready for immediate enjoyment or lucrative rentals in Marbella's thriving scene. Contact us today to arrange a viewing and secure your slice of paradise!



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Gym  
Utility Room  
Restaurant On Site  
Near Church  
Fiber Optic  
Access for people with reduced mobility

### Views

Panoramic  
Garden  
Courtyard  
Urban

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Orientation

South

### Setting

Commercial Area  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools  
Town  
Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex  
Entry Phone

### Climate Control

Air Conditioning

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered