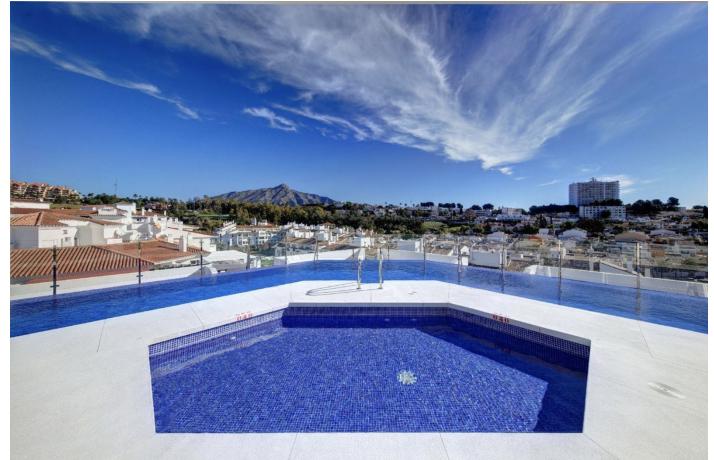




## Middle Floor Apartment for sale in Nueva Andalucía, Marbella

**479.000 €**

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





## 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:

Caratteristiche

Terrazza coperta

Ascensore

Vicino ai mezzi di trasporto

Terrazza privata

Ripostiglio

Bagno privato

Doppio vetro

Armadi a muro

Wifi

Palestra

Ripostiglio

Ristorante in loco

Vicino alla chiesa

Fibra ottica

Accesso per le persone con mobilità ridotta

Viste

Panoramica

Giardino

Giardino

Città

Orientamento

Sud

Climate Control

Aria condizionata

Collocamento

Area commerciale

Vicino al golf

Vicino al porto

Zona urbana

Vicino al mare

Vicino ai negozi

Vicino alle scuole

Città

Vicino al porto

Condizione

Eccellente

Piscina

Condominiale

Piscina per bambini

Giardino

Condominiale

Mobilia

Completamente arredato

Cucina

Completamente arredata

Sicurezza

Complesso residenziale privato

Parcheggio

Citofono

Sotterraneo

Garage

Privato

Coperto