



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

**1,200,000 €**

Reference: R5139970   Bedrooms: 3   Bathrooms: 4   Build Size: 186m<sup>2</sup>   Terrace: 58m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Fantastic opportunity in the sought-after urbanisation of Royal Gardens. This well-proportioned 3-bedroom residence (all en-suite) combines generous interior spaces with an unbeatable location. Step into a welcoming entrance hall with fitted wardrobes and a guest toilet, which lead into a bright open-plan living and dining area with garden views. From here, sliding doors open onto an expansive L-shaped terrace, ideal for dining, entertaining, or simply enjoying the partial sea, garden, and mountain views. The kitchen is both functional and spacious, connected to a large laundry/storage room that could easily be converted into a fourth bedroom or home office. A separate corridor leads to the three en-suite bedrooms, offering comfort and privacy for family or guests. Royal Gardens is a gated community with 24/7 video surveillance, beautifully maintained gardens, and a large swimming pool. Its prime location means you are within walking distance of Centro Plaza, Puerto Banús, and all amenities, making it possible to fully enjoy Marbella living without the need for a car. Whether you're seeking a high-yield investment or your dream Marbella home, this property is a rare opportunity that delivers it all.



## Features:

Features	Orientation	Climate Control
Covered Terrace	East	Air Conditioning
Lift	South	Central Heating
Near Transport	West	
Private Terrace	South East	
Ensuite Bathroom		
Marble Flooring		
Fitted Wardrobes		
Fiber Optic		
Views	Setting	Condition
Sea	Close To Golf	Good
Mountain	Close To Port	Renovation Required
Garden	Urbanisation	
	Close To Shops	
	Close To Town	
Pool	Kitchen	Garden
Communal	Fully Fitted	Communal
Security	Parking	Utilities
Gated Complex	Street	Electricity
Entry Phone		
Category		
Holiday Homes		
Investment		
Resale		