



# Middle Floor Apartment for sale in Nueva Andalucía, Marbella

**799.000 €**Reference: R5273944   Bedrooms: 5   Bathrooms: 4   Build Size: 229m<sup>2</sup>   Terrace: 47m<sup>2</sup>



## Costa del Sol, Nueva Andalucía

We present this exclusive duplex property located in one of the most privileged areas of Marbella. The property has a total of 229 m<sup>2</sup> built and also includes an additional 47 m<sup>2</sup> space, ideal for expanding the home according to your needs and making a total of 276 m<sup>2</sup> built plus 150m<sup>2</sup>+ gardens. On the upper floor, you will find the kitchen, a guest toilet, entrance hall, living-dining room, three bedrooms, and two full bathrooms. From the living room, access is granted to a large terrace with impressive panoramic views of the sea, countryside, and mountains. The lower floor, with an independent entrance and configured as a guest apartment, includes a living-dining room with an open kitchen, a full bathroom, and two bedrooms. The unfinished space has currently been used as storage, allowing flexibility for future expansions or additional uses. The home also features a perimeter garden, laundry area, and entrance patio, providing functionality and comfort. The urbanization offers a full range of amenities: two swimming pools, well-maintained gardens, a fully equipped professional gym, social club, play area, and coworking spaces. There is communal parking for owners monitored by security cameras.



## Features:

<b>Caratteristiche</b>	<b>Orientamento</b>	<b>Climate Control</b>
Terrazza coperta	Sud	Aria condizionata
Vicino ai mezzi di trasporto	Sud -ovest	Freddo a/c
Terrazza privata		Caldo a/c
Ripostiglio		Camino
Bagno privato		
Pavimenti in marmo		
Armadi a muro		
Wifi		
Palestra		
Appartamento ospiti		
Ripostiglio		
Accesso Privato		
Ristorante in loco		
Vicino alla moschea		
<b>Viste</b>	<b>Collocamento</b>	<b>Condizione</b>
Mare	Vicino al golf	Buona
Montagna	Vicino al porto	
Panoramica	Zona urbana	
Giardino	Vicino al mare	
Piscina	Vicino ai negozi	
Giardino	Vicino alla città	
	Vicino alle scuole	
	Vicino al porto	
<b>Piscina</b>	<b>Mobilia</b>	<b>Cucina</b>
Condominiale	Opzionale	Completamente arredata
Piscina per bambini		
<b>Giardino</b>	<b>Sicurezza</b>	<b>Parcheggio</b>
Condominiale	Complesso residenziale privato	Condominiale
	Citofono	
<b>Utility</b>	<b>Categoria</b>	
Elettricità	Case di vacanza	
Acqua potabile	Investimento	
	Affare	
	Cheap	
	Golf	
	Rivendita	