



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

**775.000 €**

Reference: R5292508   Bedrooms: 3   Bathrooms: 3   Build Size: 110m<sup>2</sup>   Terrace: 65m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Charming 3-Bedroom, 3-Bathroom Apartment in the Heart of Nueva Andalucía — Location, Comfort & Style! Former 2 bedroom+ 2 bathroom apartment that's been turned into a 3 + 3. If location is everything, this gem in a stunning terracotta-colored urbanisation in Nueva Andalucía absolutely delivers! Nestled in a beautifully maintained gated community surrounded by lush gardens, a sparkling pool, and a kids' playground, this first-floor apartment perfectly blends peace and convenience. Step inside to a welcoming hallway flanked by two bedrooms and a bathroom. The smaller of these two bedrooms, ideal for guests or children, comes with a cute en-suite bathroom. The real heart of the home? The inviting living room with a fireplace, seamlessly connected to an open kitchen—perfect for preparing everything from quick breakfasts to gourmet dinners. At the end of the living space, you'll find a covered terrace with clever folding windows, turning this spot into a cozy dining room or hangout space, no matter the season. The master bedroom is a true retreat, flooded with natural light and boasting its own private balcony with beautiful views of Marbella's iconic La Concha mountain—a daily dose of inspiration! But wait, head upstairs and you hit the jackpot: a huge west-facing rooftop terrace where the sun loves to linger all afternoon, setting the perfect scene for spectacular sunsets. Complete with a built-in barbecue, sink, and handy cabinets concealing laundry essentials, this terrace screams: let's entertain! And another great feature? An underground parking space so you never worry about finding a spot. Now, let's talk location — it simply can't be beat. You're just a leisurely stroll from all kinds of shops, tasty eateries, and vibrant local life. Plus, the buzzing centers of Marbella and Puerto Banús are only a short drive away, putting the best of the Costa del Sol right at your fingertips.



## Features:

**Caratteristiche**

Terrazza coperta  
Ascensore  
Vicino ai mezzi di trasporto  
Terrazza privata  
Ripostiglio  
Bagno privato  
Pavimenti in marmo  
Doppio vetro  
Armadi a muro  
Barbecue

**Orientamento**

Est

**Climate Control**

Freddo a/c  
Caldo a/c  
Camino

**Viste**

Montagna  
Giardino  
Piscina  
Città

**Collocamento**

Vicino al golf  
Vicino al porto  
Zona urbana  
Vicino al mare  
Vicino ai negozi  
Vicino alla città  
Vicino alle scuole  
Città  
Vicino al porto

**Condizione**

Buona  
Eccellente

**Piscina**

Condominiale  
Giardino  
Condominiale

**Mobilia**

Opzionale  
Sicurezza  
Complesso residenziale privato  
Sicurezza 24 ore  
Sistema di allarme  
Cassaforte

**Cucina**

Completamente arredata  
Parcheggio  
Sotterraneo

**Utility**

Elettricità  
Acqua potabile

**Categoria**

Case di vacanza  
Investimento  
Golf  
Rivendita  
Contemporary