



# Middle Floor Apartment for sale in Nueva Andalucía, Marbella

790,000 €

Reference: R5005087 Bedrooms: 3 Bathrooms: 2 Build Size: 140m<sup>2</sup> Terrace: 20m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Stunning 3-Bedroom Apartment for Sale in Nueva Andalucía – €790,000

This beautiful and spacious apartment, located in the sought-after area of Nueva Andalucía, offers the perfect combination of luxury, comfort, and convenience. Situated in a 2005 building, this well-maintained property boasts a prime location, just a short walk from all essential amenities, including the vibrant Centro Plaza and the glamorous Puerto Banús.

### Key Features:

Size: 160m<sup>2</sup> of living space with an additional terrace for outdoor enjoyment  
Bedrooms: 3 spacious bedrooms, with 2 offering direct access to the private terrace  
Bathrooms: 2 modern bathrooms  
Orientation: East-facing, ensuring you can enjoy the warmth of the morning sun  
Community Fees: €200/month, providing excellent value for the services included  
Level: 1st middle level, offering a peaceful and private setting  
Underground Parking: Secure parking space (#7) with easy access  
Storage Room: Convenient storage room (#9) for extra space  
LPO: Fully licensed for occupancy  
Additional Highlights:

Lift for easy access to all levels  
Walking distance to Centro Plaza, tennis courts, restaurants, shops, and cafes  
Just 20 minutes walk to Puerto Banús, Marbella's iconic harbor known for its luxury shopping, fine dining, and vibrant nightlife  
This apartment offers the ideal lifestyle, with a spacious interior, large terrace, and stunning east-facing views. Whether you're relaxing in your private oasis or taking a stroll to nearby amenities, everything you need is just steps away.

Priced at €790,000, this is an incredible opportunity to own a modern, well-located apartment in one of Marbella's most desirable neighborhoods. Don't miss your chance to experience the ultimate in comfort and convenience – schedule your viewing today!