



## Middle Floor Apartment for sale in La Campana, Marbella

**439,000 €**Reference: R5165041   Bedrooms: 3   Bathrooms: 2   Build Size: 108m<sup>2</sup>



## Costa del Sol, La Campana

We are delighted to present this brand-new apartment, located in the sought-after area of La Campana, Nueva Andalucía. Situated on the second floor of a quiet and carefully maintained urbanization, this property offers both comfort and convenience, making it ideal for families, couples, or as a holiday retreat on the Costa del Sol. The apartment has a total built area of 110 m<sup>2</sup> and is designed with space and brightness in mind. It features three generously sized bedrooms and two complete bathrooms, providing plenty of room for family or guests. The fully fitted kitchen is modern and practical, while the spacious living and dining area opens directly onto a sunny terrace, where you can enjoy open views and a pleasant atmosphere throughout the year. The southeast orientation ensures excellent natural light from morning until afternoon, while also providing privacy. Additional features include air conditioning, built-in wardrobes, and high-quality finishes throughout. The property is offered unfurnished, giving buyers the opportunity to decorate and furnish it to their own taste. Residents of this urbanization can enjoy excellent community facilities, including a swimming pool for adults and a well-equipped gym, perfect for maintaining a healthy and relaxed lifestyle without leaving home. The location is another highlight: just 2 km from the beach, and within close proximity to schools, restaurants, shops, and supermarkets. Everything you need for day-to-day living is only minutes away, while the famous Puerto Banús and Marbella town center are easily accessible. A large private garage space and a storage room are included in the price, adding further comfort and value to this fantastic opportunity. This is a perfect choice for those seeking a modern apartment in a prime Marbella location, combining style, convenience, and lifestyle.



## Features:

Features	Orientation	Climate Control
Lift	South East	Air Conditioning
Near Transport		
Storage Room		
Gym		
Views	Setting	Condition
Mountain	Close To Golf	New Construction
Garden	Close To Port	
Street	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
Pool	Furniture	Garden
Communal	Not Furnished	Communal
Security	Parking	Energy Rating
Gated Complex	Communal	A
<b>CO2 Emission Rating</b>		
B		