



# Middle Floor Apartment for sale in Nueva Andalucía, Marbella

775,000 €

Reference: R5292508 Bedrooms: 3 Bathrooms: 3 Build Size: 164m<sup>2</sup> Terrace: 65m<sup>2</sup>





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## 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:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Barbeque

### Views

Mountain  
Garden  
Pool  
Urban

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

East

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Close To Marina

### Furniture

Optional

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Safe

### Category

Holiday Homes  
Investment  
Golf  
Resale  
Contemporary

### Climate Control

Cold A/C  
Hot A/C  
Fireplace

### Condition

Good  
Excellent

### Kitchen

Fully Fitted

### Parking

Underground