



## Duplex for sale in Nueva Andalucía, Marbella

835,000 €

Reference: R5310841 Bedrooms: 3 Bathrooms: 2 Build Size: 180m<sup>2</sup> Terrace: 20m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Magnificent West-Facing 3-Bedroom Duplex Apartment – Prime Nueva Andalucía (Aldea Blanca), Marbella

Beautifully bright and exceptionally well-distributed duplex apartment for sale in one of Marbella's most prestigious residential areas – Nueva Andalucía, known as the Golf Valley.

This spacious 180 m<sup>2</sup> home is ready to move into immediately, with a fully equipped kitchen and abundant natural light thanks to its west orientation and large windows. Ideal for families or as a smart investment in a highly sought-after location.

### Key Features

180 m<sup>2</sup> built | 130 m<sup>2</sup> useful

3 bedrooms | 2 bathrooms

Terrace + balcony

Underground parking space included

Storage room (trastero) included

Fitted wardrobes

West orientation – perfect afternoon sun

Built in 2002 | Excellent condition

Air conditioning

1st floor exterior with lift

The property boasts a large living-dining room with generous glazing, a fully fitted kitchen and is presented in move-in condition.

### Complex Amenities

Communal swimming pool

Beautiful landscaped gardens and green areas

### Prime Location

Just minutes from Puerto Banús, beaches, international schools, supermarkets, restaurants and golf courses. Excellent transport links and all services on your doorstep.

A unique opportunity in one of Marbella's most desirable neighbourhoods – viewing highly recommended!



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Near Church  
Fiber Optic  
Access for people with reduced mobility

### Views

Sea  
Mountain  
Panoramic  
Garden  
Courtyard

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Orientation

West

### Setting

Commercial Area  
Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools  
Town

### Furniture

Optional

### Security

Gated Complex

### Climate Control

Air Conditioning  
Fireplace

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered