



# Middle Floor Apartment for sale in Nueva Andalucía, Marbella

465,000 €

Reference: R5310724 Bedrooms: 3 Bathrooms: 2 Build Size: 120m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Beautiful property located just a short walk from the beach and Puerto Banús, set within a very private and gated residential complex with swimming pool and extensive green areas.

The property offers 120 m<sup>2</sup> built area (118 m<sup>2</sup> usable) and is distributed into a spacious and bright living-dining room with fireplace, a fully equipped independent kitchen with utility room, three generously sized bedrooms with fitted wardrobes, and two full bathrooms, one of them en suite featuring a walk-in shower, bidet, toilet and double washbasin. The apartment also benefits from a pleasant glazed terrace and a balcony.

This is a fully exterior south-facing apartment, ensuring excellent natural light throughout the day. Its features include marble and parquet flooring, air conditioning, ceiling fans, tilt-and-turn double-glazed windows and a reinforced security entrance door.

Located on the first exterior floor with lift and in good condition, the property includes a private parking space in the price as well as access to a large private parking area within the complex.

An excellent opportunity both as a permanent residence or as an investment in one of the most sought-after areas of the Costa del Sol.



## Features:

### Features

Covered Terrace  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room

### Views

Garden

### Pool

Communal

### Security

Gated Complex

### Category

Investment

### Orientation

South

### Setting

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

### Kitchen

Fully Fitted

### Parking

Garage  
Private

### Climate Control

Air Conditioning  
Fireplace

### Condition

Good

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Telephone  
Gas