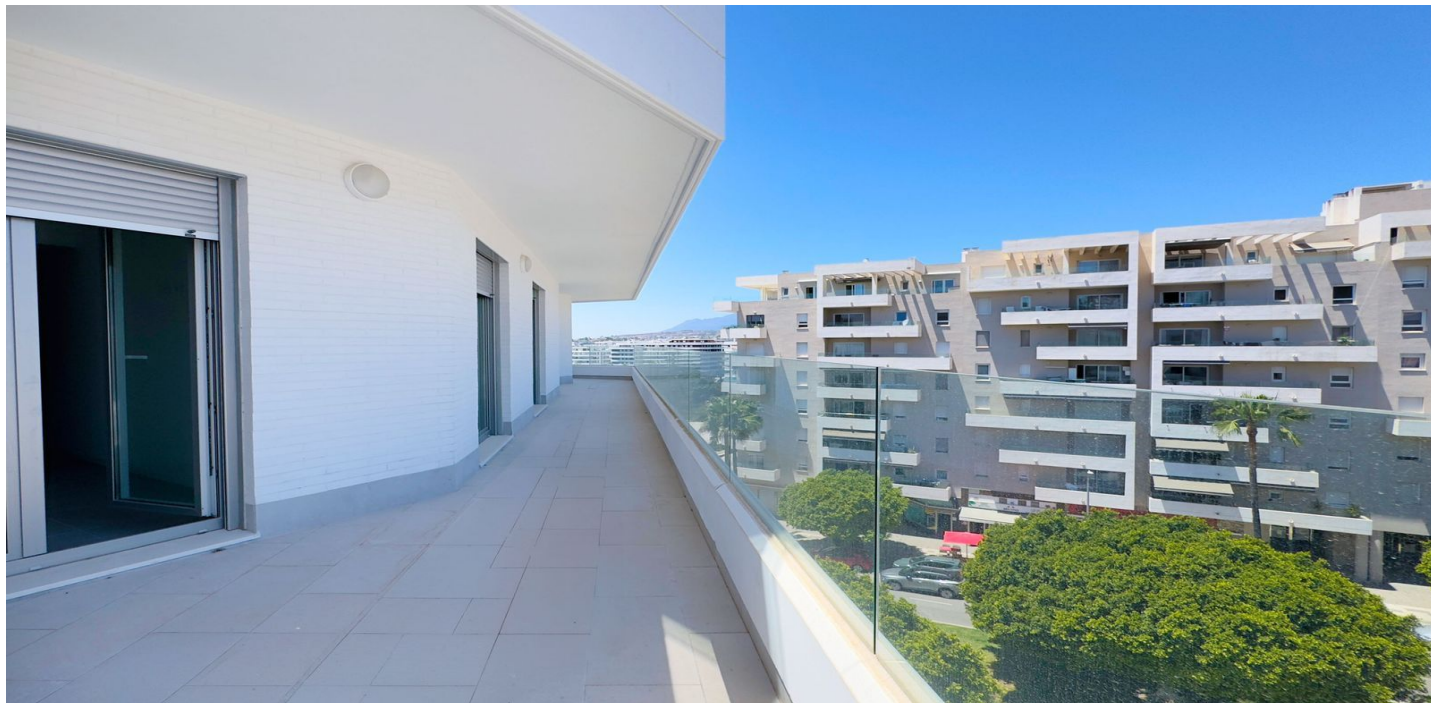




# Apartment der obersten Etage zum Verkauf in Nueva Andalucía, Marbella

520.000 €

Referenz: R5401054 Schlafzimmer: 3 Badezimmer: 2 Garten: 115m<sup>2</sup> Terrasse: 40m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Stunning Modern Flat in Nueva Andalucía, Marbella

Discover this exceptional 115 m<sup>2</sup> apartment located in the heart of Nueva Andalucía, just moments away from the prestigious Puerto Banús and the beautiful beaches of Costa del Sol. This contemporary residence perfectly combines luxury living with practical comfort, offering an ideal lifestyle for those seeking the best of Mediterranean living.

The flat features three spacious double bedrooms, with one offering a private en-suite bathroom, plus an additional full bathroom. The bright and modern layout maximises natural light throughout, creating an inviting atmosphere in every corner. The fitted kitchen is equipped with high-end appliances, perfect for culinary enthusiasts who appreciate quality and style.

Your own private terrace spans an impressive 40 m<sup>2</sup>, boasting excellent orientation and ample space for outdoor dining, comfortable sofas, or a relaxing chill-out zone. This is the perfect retreat for entertaining guests or enjoying peaceful moments whilst taking in the Mediterranean air.

The property includes a garage space and a dedicated storage room, ensuring you have plenty of room for all your belongings. Built in 2025, this never used flat is in excellent condition and features modern amenities including air conditioning and electric heating. Located on the fifth floor with lift access, the flat is street-facing with north and west orientation, and benefits from accessibility adaptations for persons with reduced mobility.

Residents enjoy access to outstanding communal facilities: swimming pool, gym, professional coworking space with WiFi, beautifully maintained gardens and green areas, plus a dedicated chill-out zone for ultimate relaxation.

Surrounded by supermarkets, fine dining restaurants, international schools, and championship golf courses, this location offers unparalleled convenience. The beach is just a few minutes away, making this the perfect base for your Costa del Sol dream.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
In der Nähe des Transports  
Private Terrasse  
Satellitenfernsehen  
Lagerraum  
Badezimmer  
Einstellungsschränke  
Fitnessstudio  
Versorgungsraum  
Restaurant vor Ort  
In der Nähe der Kirche  
Glasfaser  
Zugang für Menschen mit reduzierter  
Mobilität

### Ansichten

Berg  
Panorama  
Garten  
Urban  
Straße

### Pool

Gemeinschaft

### Garten

Gemeinschaft

### Versorgungsunternehmen

Strom  
Trinkbares Wasser  
Telefon

### Orientierung

Norden  
West  
Nordwesten

### Einstellung

Gewerbegebiet  
In der Nähe des Hafens  
Urbanisierung  
In der Nähe von Geschäften  
In der Nähe der Stadt  
Stadt  
Dorf

### Möbel

Nicht eingerichtet

### Sicherheit

Gated Complex  
24 -Stunden -Sicherheit  
Eingabetelefon

### Kategorie

Ferienhäuser  
Investition  
Luxus  
Wiederverkauf

### Klimakontrolle

Klimaanlage  
Zentralheizung

### Zustand

Exzellent  
Neubau

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
Garage  
Privat  
Bedeckt  
Gemeinschaft