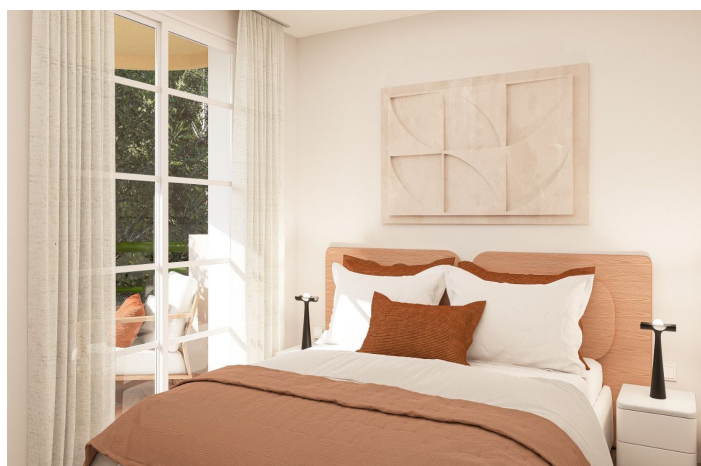
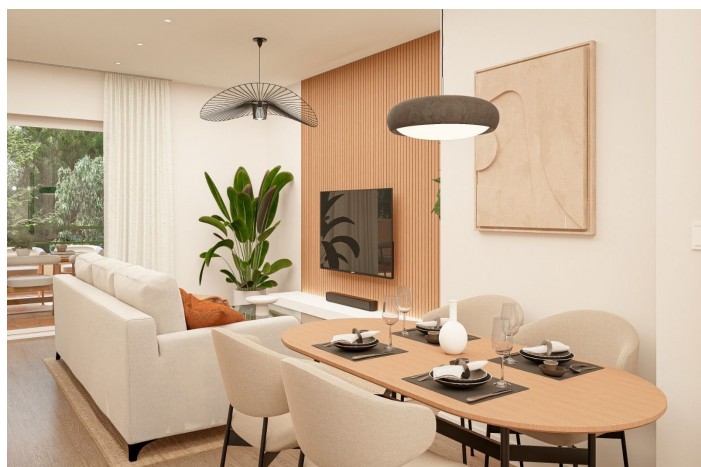
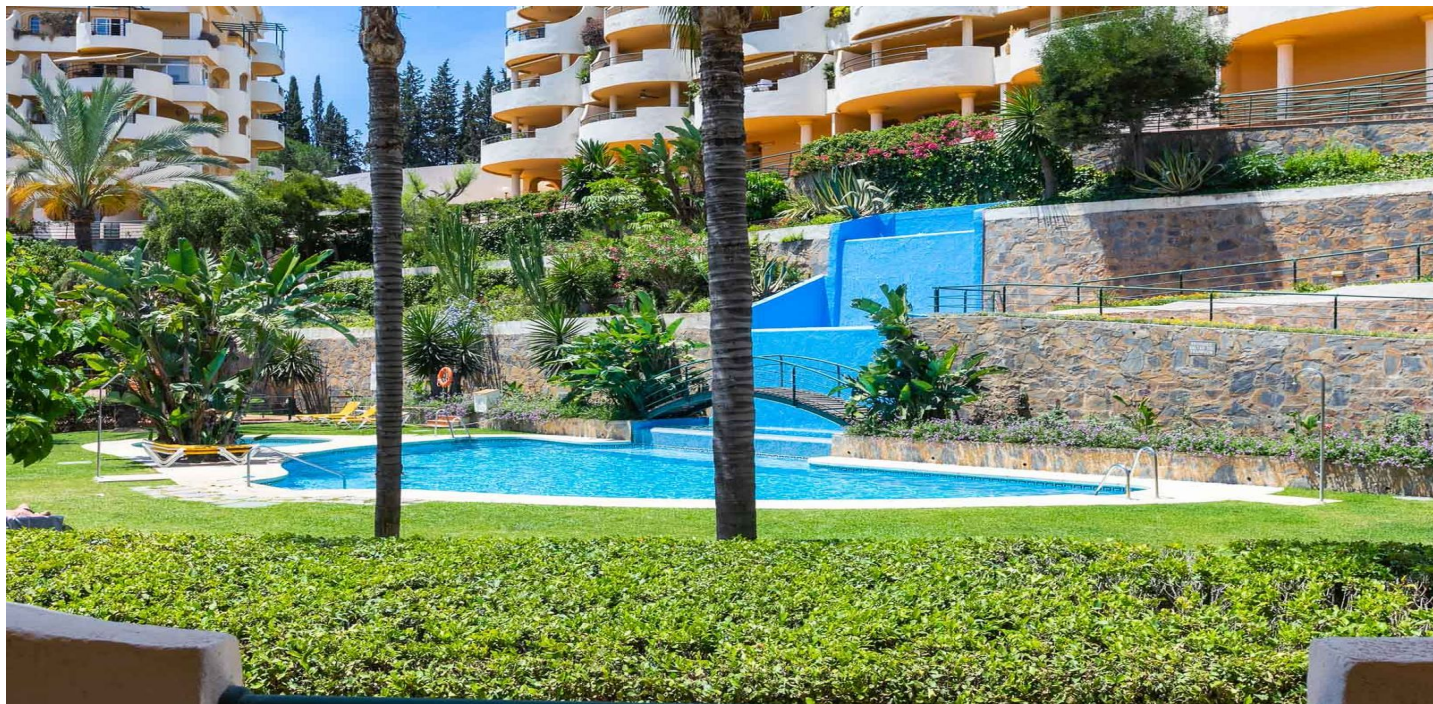




## Duplex for sale in Nueva Andalucía, Marbella

475,000 €

Reference: R4765252 Bedrooms: 3 Bathrooms: 3 Build Size: 115m<sup>2</sup> Terrace: 80m<sup>2</sup>







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## Costa del Sol, Nueva Andalucía

Welcome to this incredible corner duplex apartment, offered for resale for the very first time! A hidden gem with endless potential, this property has been thoughtfully designed to offer the perfect balance of comfort and versatility.

The upper level of the apartment was previously converted into a functional office space, with two bedrooms opened up and a smaller kitchen installed. But here's the exciting part: the new owner will enjoy the luxury of having these two bedrooms fully restored, complete with walk-in showers in both bathrooms. A brand-new, family-sized kitchen will also be installed, featuring a full range of wall and base units, as well as all the essential electrical appliances. By the time you move in, the apartment will be delivered in pristine, move-in ready condition—just waiting for you to make it your own!

The apartment will be delivered to the new owner newly furnished throughout.

This corner unit comes with three private terraces, offering partial views and ample outdoor space. And with all these amazing upgrades, it's priced well below any other comparable unit in the area—an exceptional value for what you'll receive!

Included in the sale are a double parking space and a private storage room, providing even more convenience. Residents of this community enjoy exclusive access to three pools, a padel tennis court, and 24-hour security, ensuring peace of mind and leisure at your doorstep.

Just a short stroll away, you'll find a vibrant selection of shops and restaurants, with the bustling Centro Plaza only a few hundred meters from your door. And let's not forget, this fantastic property is only moments from the glamorous Puerto Banús—offering the perfect blend of tranquility and access to the best of Marbella.

Don't miss out on this unbeatable opportunity to own a spacious three-bedroom apartment so close to Puerto Banús. It won't last long—schedule your viewing today!



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
WiFi  
Paddle Tennis  
Utility Room  
Fiber Optic  
Access for people with reduced mobility

### Setting

Close To Shops  
Close To Town

### Furniture

Not Furnished

### Security

Gated Complex  
24 Hour Security  
Entry Phone  
Safe

### Category

Investment  
Resale

### Climate Control

Air Conditioning  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage

### Views

Garden  
Urban

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Telephone  
Gas