



## Middle Floor Apartment for sale in Nueva Andalucía, Marbella

**515,000 €**

Reference: R5116612   Bedrooms: 3   Bathrooms: 2   Build Size: 126m<sup>2</sup>   Terrace: 30m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Stylish 3-Bedroom Apartment with Southwest Terrace in Nueva Andalucía Set within the contemporary, meticulously maintained Jardines de Guadaiza residential complex, this elegant 3-bedroom, 2-bathroom apartment offers a refined living experience just moments from Puerto Banús and San Pedro vibrant town center. Designed with comfort and aesthetics in mind, the apartment boasts a spacious southwest-facing terrace with open views and partial sea glimpses, the ideal setting for afternoon sun, al fresco dining, and enjoying the soft Mediterranean breeze. Inside, the bright living room flows seamlessly onto the large corner terrace, creating a welcoming environment for both daily living and entertaining. The modern kitchen is fully fitted with appliances and sleek cabinetry, offering a perfect balance of style and function. Laundry area is separate. Each of the three generously sized bedrooms includes built-in wardrobes, while the primary suite features an elegant en-suite bathroom finished to a high standard. Comfort is elevated throughout the home with hot and cold air conditioning, double glazing, fiber optic internet, and a wheelchair-accessible layout for inclusive design. Community Amenities: - Panoramic rooftop swimming pool with views of Gibraltar - Fully equipped residents' gym and modern coworking space - Secure underground parking and private storage room - Energy-efficient construction with sustainable features Comfortable Location close to San Pedro Old Town. - Walking distance to schools, amenities and restaurants - Excellent access to major roadways and public transportation Move-in ready and perfectly positioned for lifestyle and value.

## Features:

Features	Orientation	Climate Control
Lift	South West	Air Conditioning
Private Terrace		
Double Glazing		
Solarium		
Gym		
Utility Room		
Domotics		
Access for people with reduced mobility		
Views	Setting	Condition
Sea Views	Close To Schools	Excellent
Panoramic	Town	New Construction
Urban		
Street		
Pool	Furniture	Kitchen
Communal	Optional	Fully Fitted
Security	Parking	Category
Alarm System	Underground	Investment
Electric Blinds		Resale
		Contemporary