



# Middle Floor Apartment for sale in Nueva Andalucía, Marbella

**799,000 €**Reference: R5273944   Bedrooms: 5   Bathrooms: 4   Build Size: 229m<sup>2</sup>   Terrace: 47m<sup>2</sup>

## Costa del Sol, Nueva Andalucía

We present this exclusive duplex property located in one of the most privileged areas of Marbella. The property has a total of 229 m<sup>2</sup> built and also includes an additional 47 m<sup>2</sup> space, ideal for expanding the home according to your needs and making a total of 276 m<sup>2</sup> built plus 150m<sup>2</sup>+ gardens. On the upper floor, you will find the kitchen, a guest toilet, entrance hall, living-dining room, three bedrooms, and two full bathrooms. From the living room, access is granted to a large terrace with impressive panoramic views of the sea, countryside, and mountains. The lower floor, with an independent entrance and configured as a guest apartment, includes a living-dining room with an open kitchen, a full bathroom, and two bedrooms. The unfinished space has currently been used as storage, allowing flexibility for future expansions or additional uses. The home also features a perimeter garden, laundry area, and entrance patio, providing functionality and comfort. The urbanization offers a full range of amenities: two swimming pools, well-maintained gardens, a fully equipped professional gym, social club, play area, and coworking spaces. There is communal parking for owners monitored by security cameras.



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Near Transport	South West	Cold A/C
Private Terrace		Hot A/C
Storage Room		Fireplace
Ensuite Bathroom		
Marble Flooring		
Fitted Wardrobes		
WiFi		
Gym		
Guest Apartment		
Utility Room		
Bar		
Restaurant On Site		
Near Mosque		
Views	Setting	Condition
Sea Views	Close To Golf	Good
Mountain	Close To Port	
Panoramic	Urbanisation	
Garden	Close To Sea	
Pool	Close To Shops	
Courtyard	Close To Town	
	Close To Schools	
	Close To Marina	
Pool	Furniture	Kitchen
Communal	Optional	Fully Fitted
Children`s Pool		
Garden	Security	Parking
Communal	Gated Complex	Communal
	Entry Phone	
Utilities	Category	
Electricity	Holiday Homes	
Drinkable Water	Investment	
	Bargain	
	Cheap	
	Golf	
	Resale	