



# Middle Floor Apartment for sale in Nueva Andalucía, Marbella

1,200,000 €

Reference: R4967110 Bedrooms: 3 Bathrooms: 4 Build Size: 185m<sup>2</sup> Terrace: 58m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Turnkey investment opportunity in Royal Gardens, Nueva Andalucía, with transferable tourist license and proven rental income. Ideal for short- and long-term rentals or as a permanent residence.

This elegant and spacious 3-bedroom, 3-bathroom en-suite apartment offers comfort and quality living in Nueva Andalucía, within walking distance to Centro Plaza and Puerto Banús.

Located on the second floor with partial lift access, the property benefits from generous proportions and excellent natural light. It comprises three en-suite bedrooms, an additional guest toilet, a fully equipped kitchen, and a separate laundry room.

The apartment features bright, open living areas and a practical layout designed for everyday comfort. A large L-shaped terrace offers panoramic views with partial views of the Mediterranean Sea.

The urbanization includes a communal swimming pool, completing this attractive property.



## Features:

### Features

Covered Terrace  
Private Terrace  
Marble Flooring

### Views

Sea Views  
Mountain  
Garden  
Pool

### Pool

Communal

### Category

Holiday Homes  
Investment

### Orientation

South West

### Setting

Commercial Area  
Close To Golf  
Urbanisation  
Close To Shops  
Town

### Kitchen

Fully Fitted

### Climate Control

Air Conditioning  
Central Heating

### Condition

Good

### Utilities

Electricity  
Drinkable Water