



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

**599,000 €**

Reference: R5295955    Bedrooms: 3    Bathrooms: 4    Build Size: 157m<sup>2</sup>    Terrace: 20m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

available from August. This is an elegant and spacious 3 bedroom and 2 bathroom property that radiates a modern style and comfort in every corner. With an area of 137 m2 and an additional terrace of 20 m2, this apartment on the first floor of a three-storey building is a real treasure.

Upon entering, you will receive three well distributed bedrooms. One of them has its own bathroom, while the other two share an additional bathroom. All the bedrooms are equipped with fitted wardrobes for optimal storage and have windows that allow the entrance of natural light. In addition, central air conditioning provides a perfect interior climate throughout the year.

The apartment has been recently renovated and furnished in 2023, which means everything is new and modern. The kitchen is an example of elegance and functionality, while the open living room features a fireplace that adds a cozy touch to the space.

If you work from home or you need to stay connected, an office with quick WIFI is at your disposal. You will also find a laundry room next to the kitchen, which makes daily tasks convenient and simple.

Located in Puerto Banus, this place is a jewel. With attractions for all ages, from beaches to golf courses, restaurants, bars and nightclubs, you will have a life full of entertainment. The well-kept tropical gardens of the complex have two pools open all year round, giving you an oasis of tranquility.

The location is unbeatable, just a 5-minute drive from Puerto Banus Marina and a 10-minute drive from Marbella's Old Town. For your daily needs, a Mercadona supermarket is just a 3-minute walk away, and the nearest restaurants are 100 metres away.

If you have children, you will be just a 5-minute walk from a playground and a 20-minute walk from the promenade, the beach, golf courses, tennis club and beach clubs. In addition, Spanish schools, such as Le Roché and Aloha College, are easily accessible on foot.

The convenience of transport is also remarkable, with 3 bus stops just 100 meters to the round. This property is a true oasis of modernity, comfort and style in a privileged location. Come live the luxury life in Puerto Banus!



## Features:

### Features

Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Paddle Tennis  
Fiber Optic

### Views

Sea Views  
Mountain  
Country  
Garden

### Pool

Urban

### Pool

Communal

### Garden

Communal

### Energy Rating

A

### Orientation

South

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security

### CO2 Emission Rating

A

### Climate Control

Air Conditioning  
Fireplace

### Condition

Excellent  
Recently Renovated

### Kitchen

Partially Fitted  
Kitchen-Lounge

### Category

Luxury