



Middle Floor Apartment for sale in Nueva Andalucía, Marbella

514,000 €

Reference: R5311447 Bedrooms: 4 Bathrooms: 3 Build Size: 101m² Terrace: 14m²





Costa del Sol, Nueva Andalucía

We are pleased to present this exceptional corner apartment, perfectly situated in one of the most strategic and sought-after locations in Nueva Andalucía. Located on the first floor with a bright Southeast orientation, this property stands out for its natural light and its privileged position within a prestigious gated community.

Location & Lifestyle:

This property redefines convenience. Located just 800 meters from Puerto Banús, it allows you to enjoy the beach and luxury lifestyle within a short walk. With immediate access to the main road, connectivity is unbeatable: you can reach Puente Romano and the Golden Mile in just 6 minutes, or the heart of San Pedro de Alcántara in moments. Furthermore, top-tier international schools, supermarkets, and essential services are all within the immediate vicinity.

Layout & Investment Potential:

Originally a 3-bedroom unit, the property has been intelligently optimized into 4 bedrooms and 3 full bathrooms (adding an extra bathroom with a walk-in shower). This configuration makes it a high-yield rental machine, ideal for room-by-room rentals targeting professionals or students, with a proven track record of excellent performance.

Key Features:

Outdoor Living: The terrace has been recently enclosed with high-quality Lumon glazing (under warranty), providing a versatile extra living space to be enjoyed year-round.

The Complex: A secure, gated community featuring 24-hour security, landscaped gardens, swimming pools, and a paddle tennis court.

Versatility: While it is "ready-to-go" for investors looking for immediate rental income, its size and location also make it an ideal permanent home for a family.

A solid investment in the heart of the Golden Triangle (Marbella - Nueva Andalucía - San Pedro).

Contact us today to arrange a private viewing.



Features:

Features

Covered Terrace
Lift
Near Transport
Private Terrace
24 Hour Reception
Fitted Wardrobes
WiFi
Fiber Optic

Views

Mountain
Golf
Urban

Pool

Communal

Garden

Communal

Utilities

Electricity
Drinkable Water

Orientation

East
South East

Setting

Commercial Area
Close To Golf
Close To Port
Close To Shops
Frontline Golf

Furniture

Fully Furnished

Security

Gated Complex
24 Hour Security
Entry Phone

Category

Holiday Homes

Climate Control

Air Conditioning

Condition

Good

Kitchen

Fully Fitted

Parking

Underground