



# Tussenverdieping Appartement te koop in Nueva Andalucía, Marbella

515.000 €

Referentie: R5316049 Slaapkamers: 3 Badkamers: 2 Perceelgrootte: 126m<sup>2</sup> Terras: 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.



## Kenmerken:

### Extra's

Tillen  
Privé Terras  
Dubbele beglazing  
Zonnebank  
Sportschool  
Bijkeuken  
Domotics  
Access for people with reduced mobility

### Uitzicht

Zeezicht  
Weids  
Urban Bekeken  
street Views

### Zwembad

Gemeenschappelijk zwembad

### Beveiliging

Alarmsysteem  
Elektrische rolluiken

### Categorie

Investering  
Bestaande bouw  
Modern

### Zonorientatie

South West Orientation

### Ligging

Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen  
Stad

### Meubilering

Ongemeubileerd  
optioneel Furniture

### Parkeergelegenheid

ondergrondse parkeergarage

### Klimaatbeheersing

Airconditioning

### Huidige Staat

Uitstekende conditie  
Nieuwbouw

### Keuken

Volledig ingerichte keuken

### Voorzieningen

Elektriciteit  
Drinkwater