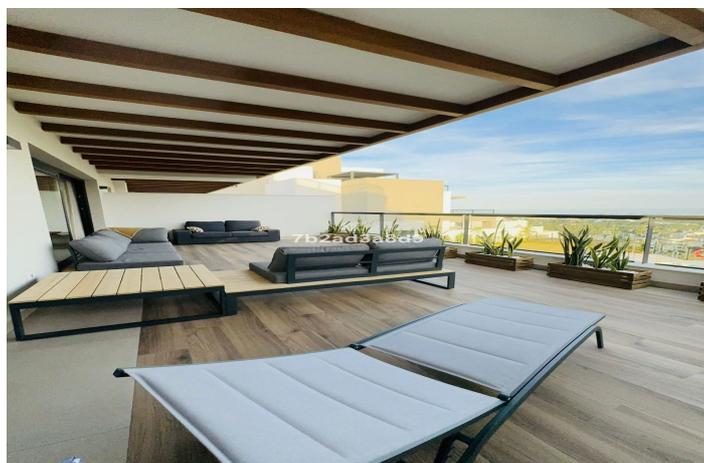




# Apartment mit mittlerer Etage zum Verkauf in Nueva Andalucía, Marbella

700.000 €

Referenz: R5325298 Schlafzimmer: 2 Badezimmer: 2 Garten: 137m<sup>2</sup> Terrasse: 42m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Modern apartment with a large terrace of approx. 44 m<sup>2</sup> in Marbella Lake, Nueva Andalucía.

Furnished 2-bedroom apartment with a large terrace and sea views in Marbella Lake.

This elegant 2-bedroom, 2-bathroom apartment, fully furnished, is offered for sale in the prestigious Marbella Lake urbanization, in the heart of the Golf Valley of Nueva Andalucía (Marbella). The complex, completed in 2024, has been developed with a contemporary and sustainable approach, integrating perfectly into the natural environment elevated above La Cerquilla, with open panoramic views of the Mediterranean Sea, the hills, and the surrounding green landscape.

The property enjoys an excellent south orientation, ensuring abundant natural light throughout the day. It has a built area of approximately 135 m<sup>2</sup>, with 93 m<sup>2</sup> of interior space, and a spacious terrace ideal for enjoying the Mediterranean lifestyle: outdoor dining, a chill-out area, or relaxed evenings with views. From the terrace, you can appreciate the communal pool and gardens, providing comfort and a clear resort-like atmosphere.

The interior features a modern, open-concept design, with a bright living-dining room that flows seamlessly to the exterior. The contemporary kitchen, fully equipped with high-quality appliances, offers functionality and style. Large floor-to-ceiling sliding windows provide spaciousness and continuity between the interior and exterior.

The master bedroom has an en-suite bathroom, while the second bedroom is served by a separate full bathroom, ideal for guests or family use. Both bedrooms have built-in wardrobes and finishes in neutral and contemporary tones.

### Key Features:

- Price: €669,000
- Furnished
- South orientation
- Air conditioning
- Covered parking space (1)
- Storage room
- Exterior building with elevator
- Gated community with gardens and large communal pool
- Construction completed in 2024
- Energy certificate: pending

Prime location, just minutes from Los Naranjos, Aloha, and Las Brisas Golf, close to international schools, and with quick access to Puerto Banús, beaches, restaurants, shops, and the center of Marbella.

An ideal property as a second home, low-maintenance residence, or investment in one of the most sought-after areas of Nueva Andalucía.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
Private Terrasse  
Lagerraum  
Badezimmer  
Doppelverglasung  
Einstellungsschränke  
W-lan  
Versorgungsraum

### Ansichten

Meer  
Panorama

### Pool

Gemeinschaft

### Garten

Gemeinschaft

### Versorgungsunternehmen

Strom  
Trinkbares Wasser

### Orientierung

Süden

### Einstellung

In der Nähe von Golf  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe von Schulen

### Möbel

Voll eingerichtet

### Sicherheit

Gated Complex  
24 -Stunden -Sicherheit  
Alarmanlage  
Elektrische Jalousien  
Eingabetelefon  
Sicher

### Kategorie

Ferienhäuser  
Investition  
Golf  
Luxus  
Wiederverkauf  
Zeitgenössisch

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
Garage  
Privat