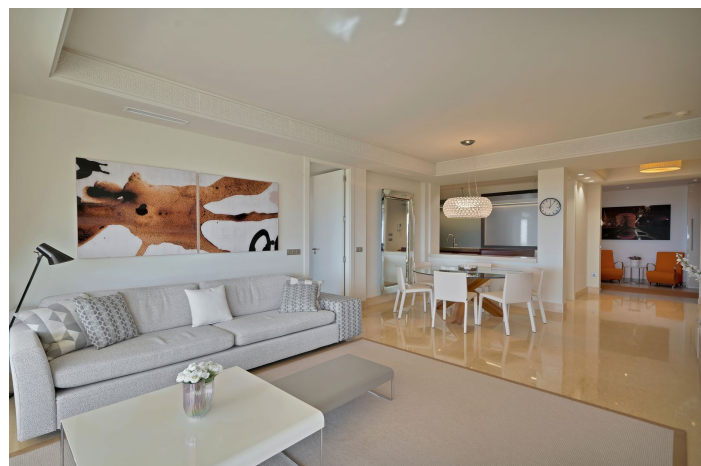
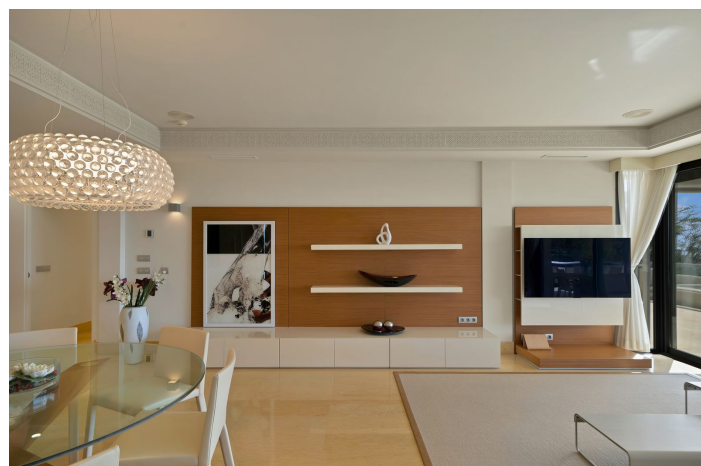




# Middle Floor Apartment for sale in Nueva Andalucía, Marbella

1,750,000 €

Reference: R5336332 Bedrooms: 3 Bathrooms: 3 Build Size: 140m<sup>2</sup> Terrace: 143m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Stunning 3-Bedroom Apartment with Panoramic Views.

Located in the luxury development of Los Arrayanes, this bright and elegant 3-bedroom apartment combines generous interior space with exceptional outdoor living and spectacular views.

The inside area is 140m<sup>2</sup> + 50m<sup>2</sup> hallway. Terrace area is 143m<sup>2</sup>- so in total over 300m<sup>2</sup>.

The highlight of the property is its impressive 143 m<sup>2</sup> south-facing terrace, which wraps around the main living areas and becomes a true extension of the home. Designed for relaxation and entertaining, it captures sunlight throughout the day and showcases sweeping panoramic views, making the scenery the natural focal point of the property.

Inside, a spacious, light-filled living and dining area with an open-plan kitchen creates a modern, sociable layout. Floor-to-ceiling windows flood the interior with natural light and provide seamless access to the terrace from both the living room and the master bedroom.

The apartment offers three generous bedrooms and three well-appointed bathrooms, all finished to a high standard. It is sold with a private underground parking space and a storage room, ensuring convenience and practicality.

Los Arrayanes is renowned for its exclusive amenities and beautifully maintained environment, featuring lush gardens, two outdoor swimming pools and a fully equipped gym, all within a secure and tranquil setting.

This is a &nbsp;standout &nbsp;residence &nbsp;in &nbsp;one &nbsp;of &nbsp;Nueva Andalucía's most &nbsp;prestigious developments – ideal as a &nbsp;permanent home or &nbsp;a &nbsp;luxury holiday &nbsp;retreat – &nbsp;offering &nbsp;space, &nbsp;privacy &nbsp;and &nbsp;truly &nbsp;outstanding &nbsp;views.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
Gym  
Barbeque

### Views

Sea Views  
Panoramic  
Pool  
Golf

### Pool

Communal

### Garden

Communal  
Landscaped

### Utilities

Electricity  
Drinkable Water

### Orientation

South

### Setting

Close To Golf  
Urbanisation  
Close To Sea  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex  
Alarm System  
Electric Blinds

### Category

Luxury  
Resale

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C  
U/F/H Bathrooms

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Garage