



# Middle Floor Apartment for sale in Nueva Andalucía, Marbella

680,000 €

Reference: R5357056 Bedrooms: 3 Bathrooms: 3 Build Size: 164m<sup>2</sup> Terrace: 40m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

This charming property offers a very convenient floorplan with three bedrooms, two bathrooms, and a guest toilet. Presented in its original yet well-maintained condition, it provides a wonderful opportunity to personalize while preserving its timeless charm.

The apartment is west-facing, allowing for beautiful afternoon sun and warm natural light throughout the day. One of the home's standout features is the lovely 40 m<sup>2</sup> glassed terrace, ideal for year-round enjoyment and boasting serene views over the pool.

Set within a calm, gated community surrounded by lush gardens and a beautiful pool area, this residence offers both security and a peaceful ambiance. The property also includes a private garage space and a storage room for added convenience.

The location is truly wonderful—nestled in a tranquil area with very little traffic, yet just steps away from fantastic restaurants and grocery stores. Additionally, Puerto Banús is within walking distance, offering a vibrant atmosphere and luxury amenities.



## Features:

### Features

Near Transport  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
WiFi

### Views

Garden  
Pool

### Pool

Communal  
Garden  
Communal

### Orientation

West

### Setting

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

### Furniture

Optional

### Security

Gated Complex

### Climate Control

Air Conditioning  
Central Heating  
U/F Heating

### Condition

Good

### Kitchen

Partially Fitted

### Parking

Private