



## Dupleks til salgs i Nueva Andalucía, Marbella

835 000 €

Referanse: R5310841 Soverom: 3 Bad: 2 Bebygget areal: 180m<sup>2</sup> Terrasse: 20m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Magnificent West-Facing 3-Bedroom Duplex Apartment – Prime Nueva Andalucía (Aldea Blanca), Marbella

Beautifully bright and exceptionally well-distributed duplex apartment for sale in one of Marbella's most prestigious residential areas – Nueva Andalucía, known as the Golf Valley.

This spacious 180 m<sup>2</sup> home is ready to move into immediately, with a fully equipped kitchen and abundant natural light thanks to its west orientation and large windows. Ideal for families or as a smart investment in a highly sought-after location.

### Key Features

180 m<sup>2</sup> built | 130 m<sup>2</sup> useful

3 bedrooms | 2 bathrooms

Terrace + balcony

Underground parking space included

Storage room (trastero) included

Fitted wardrobes

West orientation – perfect afternoon sun

Built in 2002 | Excellent condition

Air conditioning

1st floor exterior with lift

The property boasts a large living-dining room with generous glazing, a fully fitted kitchen and is presented in move-in condition.

### Complex Amenities

Communal swimming pool

Beautiful landscaped gardens and green areas

### Prime Location

Just minutes from Puerto Banús, beaches, international schools, supermarkets, restaurants and golf courses. Excellent transport links and all services on your doorstep.

A unique opportunity in one of Marbella's most desirable neighbourhoods – viewing highly recommended!



## Egenskaper:

### Funksjoner

Dekket terrasse

Løfte

Nær transport

Privat terrasse

Lagerrom

Ensuite bad

Marmorgulv

Dobbeltvindu

Monterte garderober

Wifi

Nær kirken

Fiberoptisk

Tilgang for personer med redusert

mobilitet

### Utsikt

Sjø

Fjell

Panoramisk

Hage

Gårdsplass

### Basseng

Kommunal

Barns basseng

### Hage

Kommunal

### Orientering

Vest

### Innstilling

Kommersielt område

I nærheten av golf

Urbanisering

Nær sjøen

I nærheten av butikker

Nær skoler

By

### Møbler

Valgfri

### Sikkerhet

Inngjerdet kompleks

### Klimakontroll

Klimaanlegg

Peis

### Betingelse

Glimrende

### Kjøkken

Fullt montert

### Parkering

Underjordisk

Garasje

Privat

Dekket