



## Middle Floor Apartment for sale in Nueva Andalucía, Marbella

825,000 €

Reference: R5166733 Bedrooms: 4 Bathrooms: 3 Build Size: 125m<sup>2</sup> Terrace: 42m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Welcome to this beautifully renovated 4-bedroom middle-floor apartment, ideally situated in the heart of Nueva Andalucía – just minutes from the vibrant Puerto Banús and within walking distance to Centro Plaza.

Boasting 103m<sup>2</sup> of stylishly designed interior space, the apartment offers a spacious and functional layout. It features 4 bedrooms, 2 bathrooms of which one is en-suite and a guest toilet. It also offers a modern open-plan living area. One of the standout features of this home is the private wine cellar, perfect for enthusiasts or entertainers.

Step outside onto the generous 40m<sup>2</sup> terrace, where you'll enjoy breathtaking views of the iconic La Concha mountain – the perfect setting for outdoor dining or relaxing under the sun.

Residents benefit from exclusive access to a communal swimming pool, and the property also includes underground parking and a private storage room.

Golf lovers will appreciate the close proximity to three of Marbella's top golf courses, while the apartment is only 30 minutes from Málaga Airport, making it ideal as a holiday home, investment property, or permanent residence.

Don't miss this opportunity to own a turnkey home in one of Marbella's most sought-after neighborhoods.

Kindly note that short term rentals are not allowed in this complex.



## Features:

### Features

Lift

Near Transport

Ensuite Bathroom

Barbeque

### Views

Mountain

### Orientation

East

### Climate Control

Air Conditioning

### Setting

Close To Golf

Close To Port

Close To Sea

Close To Shops

Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex

Alarm System

### Energy Rating

B

### Condition

Excellent

Recently Renovated

### Pool

Communal

### Garden

Communal

### Kitchen

Kitchen-Lounge

### Parking

Private

### Category

Luxury

### CO2 Emission Rating

B