



# Middle Floor Apartment for sale in Nueva Andalucía, Marbella

495.000 €

Referenz: R4955722    Schlafzimmer: 3    Badezimmer: 2    Garten: 126m<sup>2</sup>    Terrasse: 30m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Spacious 3-Bedroom Apartment for Sale in the Modern Residential Complex Jardines de Guadaiza, Nueva Andalucía. We are pleased to present this stunning 3-bedroom apartment in the prestigious Jardines de Guadaiza residential complex, located in the heart of Nueva Andalucía, just minutes from Puerto Banús and Marbella.

### About the Complex:

- 📄 Modern architecture and stylish design
- 📄 Gated community with security and surveillance
- 📄 Large swimming pool and beautifully landscaped gardens
- 📄 Fully equipped gym and co-working area for residents
- 📄 Underground parking and storage rooms

### About the Apartment:

- Spacious 3 bedrooms with built-in wardrobes
- 2 modern bathrooms with high-quality finishes
- Bright living room with access to a private terrace
- Fully equipped kitchen with top-of-the-line appliances
- Large terrace with beautiful views
- Air conditioning and energy-efficient features

### Prime Location:

- 5 minutes to Puerto Banús
- 7 minutes to Marbella city center
- Close to shops, restaurants, schools, and golf courses
- Easy access to main roads

This apartment is a perfect choice for both permanent living and investment! Contact us for more details or to arrange a viewing.

### Elegant Middle Floor Apartment in Nueva Andalucía, Costa del Sol

Discover this stunning 3-bedroom, 2-bathroom apartment, perfectly located in the heart of Nueva Andalucía. Offering 126 m<sup>2</sup> of beautifully designed living space and a spacious 30 m<sup>2</sup> terrace, this home is an ideal blend of comfort, convenience, and modern elegance.

Situated in a vibrant urban setting, this apartment is just moments away from shops, top-rated schools, and all essential amenities. The well-maintained urbanization ensures a secure and welcoming community atmosphere.

### Exceptional Features & Comfort

- Orientation: West-facing, ensuring plenty of natural light throughout the day.
- Condition: Immaculate, move-in ready.
- Climate Control: Enjoy year-round comfort with hot & cold air conditioning.
- Views: Overlooking the courtyard, urban surroundings, and charming streetscape.

### Luxury Amenities

- Communal Pool for relaxation.
- Private Terrace—ideal for entertaining or unwinding.
- Fully Fitted Kitchen for a seamless culinary experience.
- Fitted Wardrobes & Storage Room for maximum organization.



- Gym Access within the complex.
- Ensuite Bathroom and Utility Room for added convenience.
- Double Glazing & Fiber Optic Internet for modern living.
- Wheelchair Accessible, ensuring comfort for all.

#### Security & Parking

- Entry Phone & Alarm System for peace of mind.
- Underground Private Garage with secure parking.

#### Sustainable Living

- Solar Water Heating, promoting energy efficiency.

This stylish resale property is a fantastic opportunity for those seeking a refined lifestyle in one of the most sought-after areas of the Costa del Sol.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
In der Nähe des Transports  
Private Terrasse  
Lagerraum  
Badezimmer  
Doppelverglasung  
Einstellungsschränke  
Fitnessstudio  
Versorgungsraum  
Glasfaser  
Zugang für Menschen mit reduzierter  
Mobilität

### Ansichten

Hof  
Urban  
Straße

### Pool

Gemeinschaft

### Sicherheit

Alarmanlage  
Eingabetelefon

### Kategorie

Wiederverkauf

### Orientierung

West

### Einstellung

Urbanisierung  
In der Nähe von Geschäften  
In der Nähe von Schulen  
Stadt

### Möbel

Voll eingerichtet

### Parken

Unterirdisch  
Garage  
Privat

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Versorgungsunternehmen

Sonnenwasserheizung