



# Middle Floor Apartment for sale in Nueva Andalucía, Marbella

495,000 €

Reference: R4955722 Bedrooms: 3 Bathrooms: 2 Build Size: 126m<sup>2</sup> Terrace: 30m<sup>2</sup>





## 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.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Gym  
Utility Room  
Fiber Optic  
Access for people with reduced mobility

### Views

Courtyard  
Urban  
Street

### Pool

Communal

### Security

Alarm System  
Entry Phone

### Category

Resale

### Orientation

West

### Setting

Urbanisation  
Close To Shops  
Close To Schools  
Town

### Furniture

Fully Furnished

### Parking

Underground  
Garage  
Private

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Utilities

Solar water heating