



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

549,900 €

Reference: R5131015 Bedrooms: 3

Bathrooms: 2

Build Size: 150m<sup>2</sup> Terrace: 30m<sup>2</sup>















## Costa del Sol, Nueva Andalucía

Modern Mediterranean Living – 5 Minutes from Puerto Banús & the Beach Discover this brand new south-facing 3-bedroom, 3-bathroom apartment, ideally located in the heart of Nueva Andalucía — just minutes from Marbella's golden beaches and the vibrant energy of Puerto Banús. Set within a stylish new urban enclave, this home blends luxury, convenience, and lifestyle. Enjoy open-plan living with floor-to-ceiling windows, a sleek kitchen, and seamless access to two spacious terraces with partial golf and mountain views — perfect for outdoor dining or relaxing in the sun. 3 bedroom, 2 bathrooms, ensuring comfort and privacy, while high-end finishes and contemporary design elevate every space. \*Furniture package available as shown,\* offering a turnkey solution for immediate enjoyment or rental. Premium amenities include: \* Rooftop pool with panoramic views \* Private residents' gym \* Landscaped communal gardens \* 24-hour concierge and security \* Underground parking and storage Step outside to a dynamic new neighborhood with cafés, boutiques, supermarkets, and a vibrant pedestrian zone. Nearby, enjoy parks, a padel club, and the Centro Polivalente — a hub for wellness, culture, and events. Whether you're looking for a permanent home, luxury getaway, or smart investment, this is contemporary Marbella living at its finest.





## **Features:**

Solarium

Staff Accommodation

FeaturesOrientationClimate ControlCovered TerraceSouthAir Conditioning

Lift Cold A/C

Private Terrace Hot A/C

Ensuite Bathroom
Fitted Wardrobes

Gym Utility Room

Wood Flooring
Bar
Domotics
Day Care

Near Church

ViewsSettingConditionSeaCommercial AreaExcellent

Mountain Close To Golf New Construction

Pool Close To Port

Urbanisation Close To Sea Close To Shops Close To Town

Close To Schools

Town Village

Close To Marina

PoolFurnitureKitchenCommunalFully FurnishedFully Fitted

Not Furnished Kitchen-Lounge

Part Furnished

Optional

GardenSecurityParkingCommunalGated ComplexUnderground

24 Hour Security Garage

Electric Blinds Private

Entry Phone Covered

Communal

Communal More Than One

Utilities Category
Electricity Reduced

Drinkable Water Holiday Homes
Solar water heating Investment
Cheap

Off Plan





Resale Contemporary