



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

**700,000 €**

Reference: R5163799   Bedrooms: 2   Bathrooms: 2   Build Size: 93m<sup>2</sup>   Terrace: 42m<sup>2</sup>





## Costa del Sol, Nueva Andalucía

Your Dream Home in Marbella Awaits – Panoramic Views & Modern Living Step into luxury with this brand-new 2-bedroom apartment, perfectly positioned on a hillside overlooking the Viejo del Ángel lake, Marbella's glittering coastline, and lush golf courses. Just 5 km from Puerto Banús, this property blends tranquility with unbeatable access to Marbella's vibrant lifestyle, golf valley, and international connections. Built in 2024, this south-facing residence offers the very best of modern design: sun-drenched interiors, spacious terraces for outdoor living, and energy-efficient features that guarantee comfort and sustainability. Residents can enjoy a stunning communal pool and beautifully landscaped gardens – a private oasis in one of Spain's most desirable locations. Inside, the apartment offers 137 m<sup>2</sup> of total space (94 m<sup>2</sup> usable), with 2 generous bedrooms, 2 elegant bathrooms, a terrace, and a balcony. Added conveniences include fitted wardrobes, underground parking, a storeroom, and full accessibility for persons with reduced mobility. With its A-rated energy efficiency, year-round climate control, and a kitchen ready for your personal touch, this property is more than a home – it's a lifestyle investment.



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Lift		Cold A/C
Private Terrace		Hot A/C
Storage Room		
Ensuite Bathroom		
Double Glazing		
Fitted Wardrobes		
WiFi		
Utility Room		
Domotics		
Fiber Optic		
Views	Setting	Condition
Sea	Close To Golf	Excellent
Panoramic	Urbanisation	
Country	Close To Sea	
Pool	Close To Shops	
Lake	Close To Town	
Urban	Close To Schools	
Pool	Furniture	Kitchen
Communal	Fully Furnished	Fully Fitted
Garden	Security	Parking
Communal	Gated Complex	Underground
Landscaped	Entry Phone	Garage
		Private
		Covered
Utilities	Category	
Electricity	Holiday Homes	
	Golf	
	Resale	
	Contemporary	