



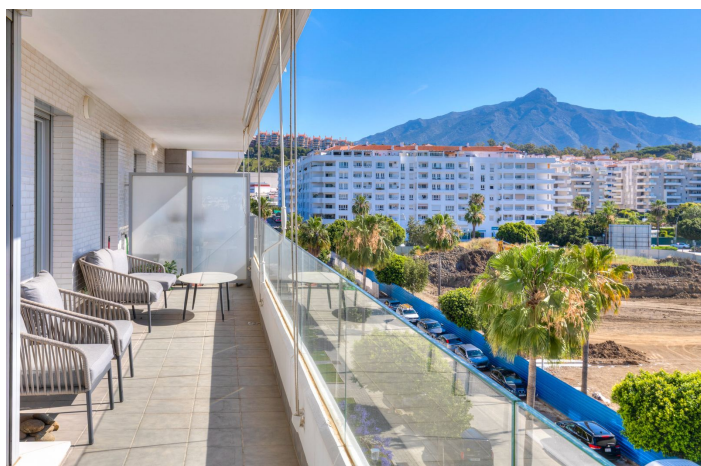
## Middle Floor Apartment for sale in Nueva Andalucía, Marbella

495 000 €

ванная комната:

Ссылка: R5116612 спальни: 3 2

Размер сборки: 126m<sup>2</sup> терраса: 30m<sup>2</sup>





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## Costa del Sol, Nueva Andalucía

Stylish 3-Bedroom Apartment with Southwest Terrace in Nueva Andalucía Set within the contemporary, meticulously maintained Jardines de Guadaiza residential complex, this elegant 3-bedroom, 2-bathroom apartment offers a refined living experience just moments from Puerto Banús and San Pedro vibrant town center. Designed with comfort and aesthetics in mind, the apartment boasts a spacious southwest-facing terrace with open views and partial sea glimpses, the ideal setting for afternoon sun, al fresco dining, and enjoying the soft Mediterranean breeze. Inside, the bright living room flows seamlessly onto the large corner terrace, creating a welcoming environment for both daily living and entertaining. The modern kitchen is fully fitted with appliances and sleek cabinetry, offering a perfect balance of style and function. Laundry area is separate. Each of the three generously sized bedrooms includes built-in wardrobes, while the primary suite features an elegant en-suite bathroom finished to a high standard. Comfort is elevated throughout the home with hot and cold air conditioning, double glazing, fiber optic internet, and a wheelchair-accessible layout for inclusive design. Community Amenities: - Panoramic rooftop swimming pool with views of Gibraltar - Fully equipped residents' gym and modern coworking space - Secure underground parking and private storage room - Energy-efficient construction with sustainable features Comfortable Location close to San Pedro Old Town. - Walking distance to schools, amenities and restaurants - Excellent access to major roadways and public transportation Move-in ready and perfectly positioned for lifestyle and value.



## Характеристики:

### Функции

Поднимать  
Частная терраса  
Двойное остекление  
Солярий  
Спортзал  
Утилиты  
Domotics  
Доступ для людей с уменьшенной  
мобильностью

### Виды

Море  
Панорамный  
Городской  
Улица

### Бассейн

Коммунальный

### Безопасность

Система тревоги  
Электрические жалюзи

### Ориентация

Юго -запад

### Параметр

Рядом с школами  
Город

### Мебель

Необязательный

### Стоянка

Подполье

### Климат -контроль

Кондиционер

### Состояние

Отличный  
Новое строительство

### Кухня

Полностью оснащен

### Категория

Инвестиции  
Перепродажа  
Современный